

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Proposed Development

Name and Address of Applicant

Mr & Mrs Spencer
39A Forryan Road
Burbage
LE10 2PT

Name and Address of Agent (if any)

Mr Sam Spencer
Hayward Architects Ltd
19 Station Road
Hinckley
Leicestershire
LE10 1AW

Part I - Particulars of Application

Date of Application	Application No.
17 December 2025	25/01211/CLP

Particulars and location of development :

Certificate of proposed lawful development for the erection of a single storey rear extension.

37 Sharpless Road Burbage Leicestershire LE10 2QG

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 17 December 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:..

The proposed development would be permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application has been determined with consideration to the following submitted documents:

- Application Form
- Block Plan, Site Location Plan
- Proposed Elevations, 3D Views, Floor Plans, Drg No. 003C

All as received by the Local Planning Authority on the 17th December 2025.

- Email confirming original extent of the dwelling received
As received by the Local Planning Authority on 12th February 2025.

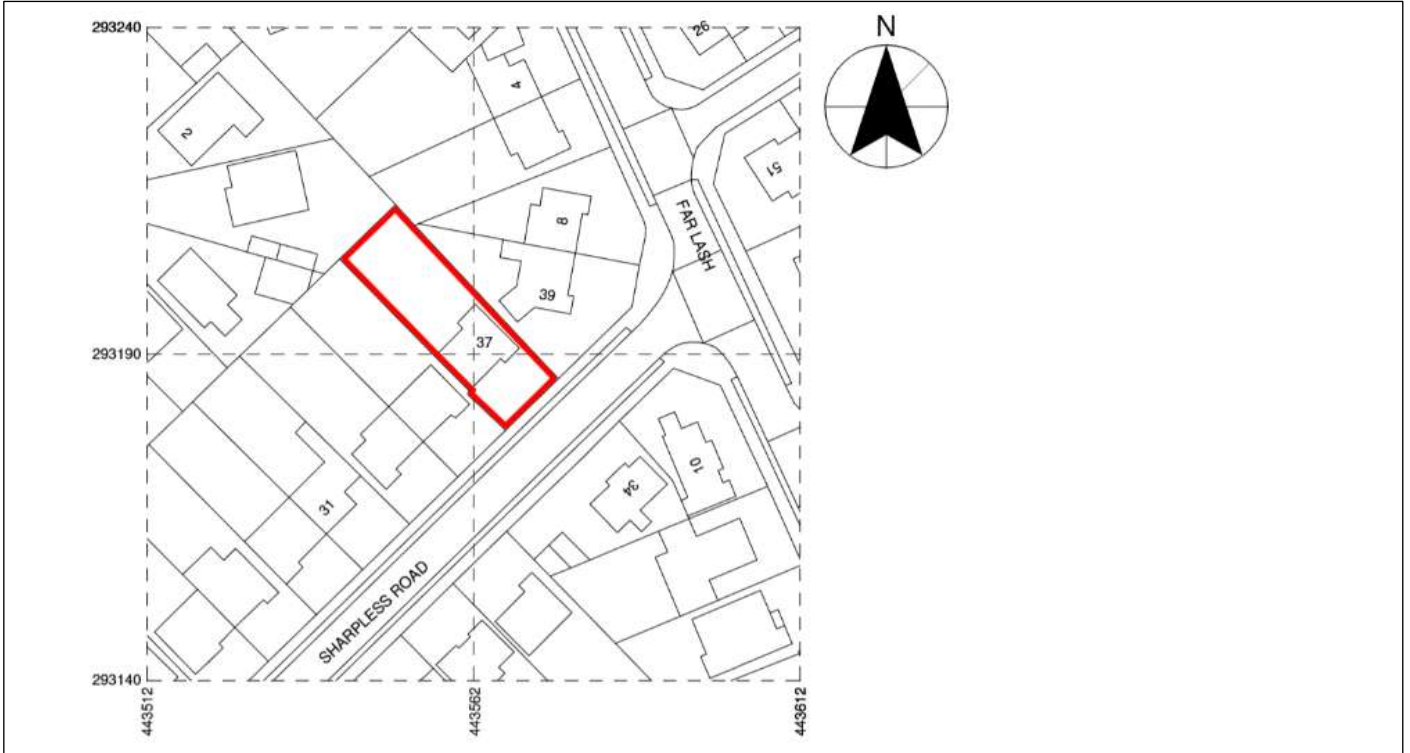
Notes to applicant

- The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 13 February 2026



NOTES

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, therefore, would not be liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is/are materially different from that/those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use or operation are begun, in any of the matters relevant to determining such lawfulness.