

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT

Name and Address of Applicant

Clare Gordon
20 Lychgate Close
Burbage
Leicestershire
LE10 2ES

Name and Address of Agent (if any)

Mr Iain Garnell
Perfect Planning Architectural Services Ltd.
Unit 6 The Yard
New Street
Lutterworth
LE17 4PJ

Part I - Particulars of Application

Date of Application	Application No.
27 November 2023	23/01133/CLP

First Schedule

Description of Development

Lawful Development Certificate for single storey rear extension

Second Schedule

20 Lychgate Close Burbage Hinckley Leicestershire LE10 2ES

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 27 November 2023 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red line on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

- 1) The proposed development constitutes 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:

Site Location Plan and Block Plan Drawing Number 738-01, Proposed floor plan and elevation Drawing Number 738-02 Rev A, submitted to the Local Planning Authority on 27/11/2024.

Notes to applicant

- 1) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 11 January 2024



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.

CLUPNOTES (23/04/15)