

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
Mr Daniel Green

Name and Address of Agent (if any)
Mr Sharif Uddin
Uddin Design
3 Monway Buildings
Holyhead Road
Wednesbury
West Midlands
WS10 7PY

Part I - Particulars of Application

Date of Application	Application No.
24 April 2025	25/00429/CLP

First Schedule Description of Development

Certificate of proposed lawful development relating to the change of use from a dwelling house (C3) to six bed HMO (C4)

Second Schedule

13 Queens Road Hinckley Leicestershire LE10 1ED

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 24 April 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:-

Based on the submission the proposed development would comply with the relevant provisions of Class A of Part 1 of Schedule 2, and Class C of Part 1 of Schedule 2, and Class L of Part 3 of Schedule 2 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:

- Certificate of Lawful Proposed Use Application Form
- Site Location / Existing and Proposed Plans & Elevations 24/164/P02



**Christopher Brown MRTPI
Head of Planning**

Date : 19 June 2025

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.