

# 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 USE

### Name and Address of Applicant

Nikki and Peter Cooke  
16A Regent Street  
Barwell  
Leicester  
LE9 8GX

### Name and Address of Agent (if any)

Mr Nathan Millin  
Carter Smith Planning Consultants  
1st Floor, Hepscott House  
Coopies Lane  
Morpeth  
NE61 6JT

### Part I - Particulars of Application

Date of Application	Application No.
10 December 2024	24/01120/CLP

### First Schedule

#### Description of Development

Certificate of proposed lawful development for the dwelling house to be used as a C3(b) use.

### Second Schedule

#### 16A Regent Street, Barwell

### Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 10 December 2024 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 use of the property as C3(b) - dwellinghouse occupied by not more than six residents living together as a single household where care is provided for residents - does not constitute a material change of use under The Town and Country Planning (Use Classes) Order 1987 (as amended).

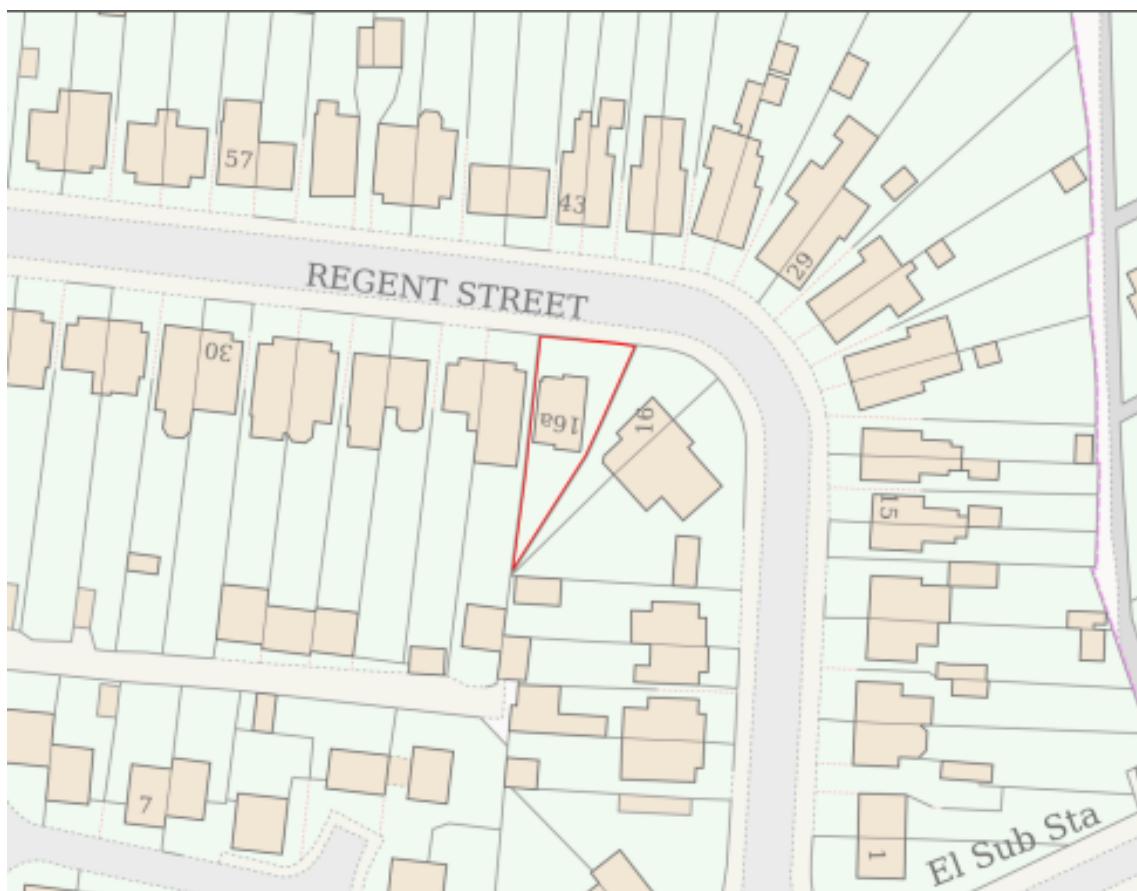
The determination is based on the submitted details:

- Application Form
- Planning Statement
- Site Location Plan



**Christopher Brown MRTPI**  
**Planning Manager (Development Management)**

Date : 5 February 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.

CLUPNOTES (23/04/15)