

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Development

Name and Address of Applicant

Mr M Harrison
44 Arnold Road
Stoke Golding
Nuneaton
Leicestershire
CV13 6JG

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application

28 November 2023

Application No.

23/01143/CLE

Particulars and location of development:

Lawful Development Certificate to establish existing use of land as residential garden

44 Arnold Road, Stoke Golding, Nuneaton, Leicestershire, CV13 6JG

Part II - Particulars of decision

In pursuance of its powers under Section 191 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby issues a Certificate of Lawful Existing Use in respect of the use referred to in Part I above for the following reason(s):-

The information included in the application for a Certificate of Lawful Existing Use has sufficient evidence to demonstrate that the land at 44 Arnold Road, Stoke Golding has been used as residential garden land for an uninterrupted period of 10 years. On the balance of probabilities, the use of the application site can be considered lawful and immune from Enforcement Action as set out in section 171B of the Town and Country Planning Act 1990, therefore a Certificate of Lawful Existing Use may be granted.

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

- Site Location Plan
- Evidence Document



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 15 January 2024

