

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Use

Name and Address of Applicant

Mr And Mrs Tunnicliffe
Westfields Cottage
Carlton Road
Market Bosworth
Nuneaton
Leicestershire
CV13 6PH

Part I - Particulars of Application

Date of Application	Application No.
11 March 2025	25/00245/CLE

Particulars and location of development:

Certificate of existing lawful development relating to the change of use of from agricultural land to domestic garden land

Westfields Cottage, Carlton Road, Market Bosworth, Leicestershire, CV13 6PH

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):-

1. The land is considered to have been used as domestic garden land associated with Westfields Cottage for a continuous period exceeding 10 years since the submission of this Certificate. As such, the development is considered to be immune, as set out in section 171B of the Town and Country Planning Act 1990.

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

- Certificate of Lawful Use Application Form (received: 11.03.2025)
- Site Location Plan (received: 11.05.2025)
- Land Registry (received: 11.03.2025)
- Proof of Purchase Agreement (received: 11.03.2025)
- Letter from HBBC dated 2007 (received: 11.03.2025)



Christopher Brown MRTPI
Head of Planning

Date : 4 July 2025