



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	85
Suffix	
Property Name	
Address Line 1	Shilton Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barwell
Postcode	LE9 8BP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
444726	296921
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Dorothy M

Surname

Kallika

Company Name

Lynton Child Care Ltd

Address

Address line 1

85 Shilton Road Barwell

Address line 2

Address line 3

Town/City

Leicester

County

Country

United Kingdom

Postcode

Le9 8bp

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To extend existing pre-school room under Permitted Development rights as set out in 'The Town and Country Planning' documentation. Please see supporting documentation attached regarding siting and dimensions:

- site location plan to scale 1:1250
- block plan to scale 1:500
- site floor plan to scale 1:100 (including measurements)

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☒ Yes

☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

We are a small established day nursery set up in July 2000 - the overall ethos of Lynton is that we pride ourselves in being 'one big happy family' and we all feel privileged to know each and every child on a personal level. The children's well-being is paramount - we provide and maintain a safe, healthy environment for all our children. We value our children as individuals and recognise all of their achievements during their journey at Lynton, providing the foundations in preparation for school life. Lynton childcare possess many facilities, including a fantastic large secure outdoor space with an additional Adventure Play Area at the rear of the garden. We also provide an afterschool club service from our local infant school and school holiday care. This is an ideal setting for young children aged 6 months to 11 years to play and learn in a safe, friendly and homely environment.

Families recommend us and come back to us. We are now caring for the children of many adults who used to attend Lynton as children themselves. We do not advertise childcare spaces as we are always in high demand and operate using waiting lists. We are currently at full capacity until September 2025, with only a few spaces left when our next cohort of children transition to school.

Due to the high demand in our local community and inline with the Governments Free Childcare Scheme, we need to increase childcare spaces at Lynton. In order to do this, we need to extend our existing pre-school room which we believe can be done under Permitted Development rights as set out in Town and Country Planning.

Leicestershire County Council are offering funding to Early Years Providers to extend their provision to increase childcare spaces - this is called the 'Childcare Expansion Programme'. Fortunately we have been granted the funding, however LCC require confirmation from our local council that these works can be carried out under Permitted Development.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

E(f) - Creche, day nursery or day centre - Except where including a residential use

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(f) - Creche, day nursery or day centre - Except where including a residential use

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

So that LCC can release the funding to Lynton Childcare, they require confirmation that we can complete our extension under Permitted Development.

This will enable us to provide the much needed additional childcare spaces in our local community.

Note; The owners of Lynton Childcare (Mrs Dorothy Kallika and Mrs Angelina Russell) are mother and daughter. Dorothy lives at number 85 Shilton Road and Angelina lives at number 83 Shilton Road. The premises is viewed upon as one big detached dwelling and nursery, with an in/out driveway and an adjoining gate at the rear of the property.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dorothy M Kallika

Date

24/02/2025