

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 & Mrs Chambers
281 Brookside
Burbage
Hinckley
Leicestershire
LE10 2TJ

Name and Address of Agent (if any)

Mr Sam Spencer
Hayward Architects Ltd
19 Station Road
Hinckley
Leicestershire
LE10 1AW

Part I - Particulars of Application

Date of Application	Application No.
14 November 2025	25/01100/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for the erection of single storey rear extension and internal alterations

Second Schedule

281 Brookside Burbage Hinckley Leicestershire LE10 2TJ

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 14 November 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:-

The proposed development would be permitted development by virtue of the provisions of Schedule 2, Part 1, Class A 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:

- Application Form
- Site Location Plan, Block Plan, Drg No. 25/80 07
- Proposed Elevations, Floor Plans, 3D Views, Drg No. 25/80 06B

All as received by the Local Planning Authority on the 14th November 2025.

Notes to applicant

- The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 9 January 2026



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.