

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 Richard Smallman
The Paddock
Ratby Lane
Markfield
Leicester
LE67 9RJ

Name and Address of Agent (if any)

Ellen Keen
Marrons
No 1
1 Colmore Square
Birmingham
B4 6AA

Part I - Particulars of Application

Date of Application

28 June 2024

Application No.

24/00639/CLP

First Schedule

Description of Development

Swimming pool and associated outbuilding

Second Schedule

The Paddock, Ratby Lane, Markfield, Leicestershire, LE67 9RJ

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify that on 28 June 2024 the development 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 (as amended) for the following reason:-

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

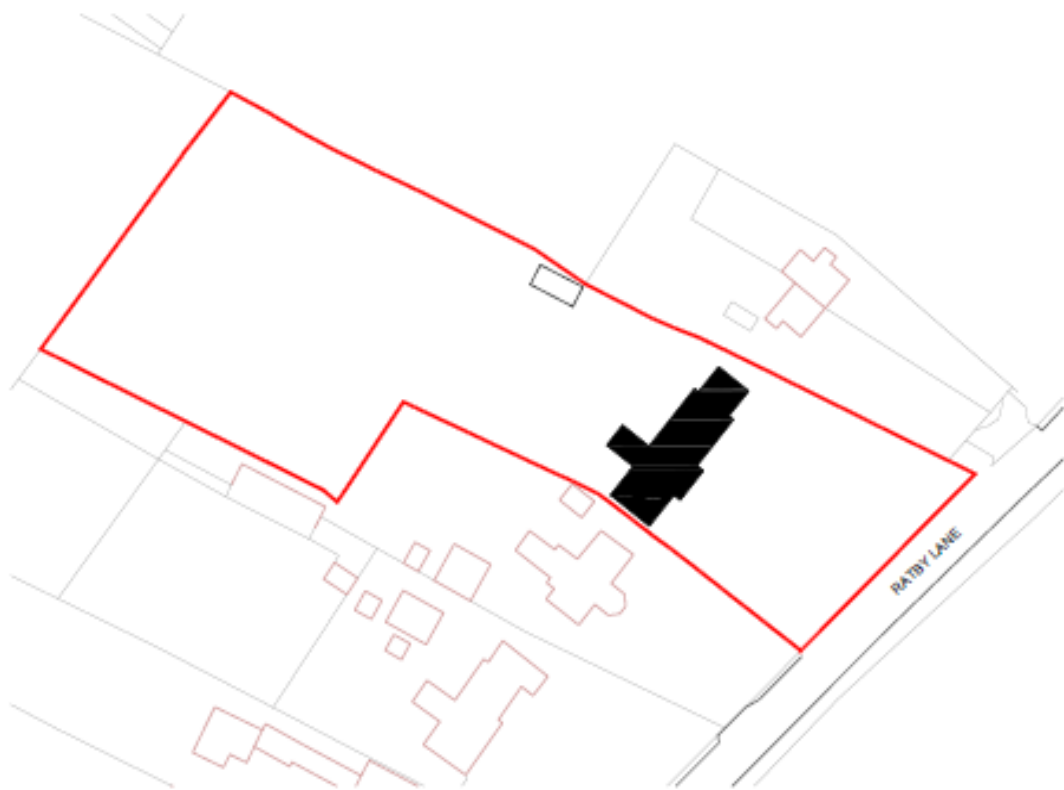
The application has been determined with consideration to the following submitted documents:

Application Form
Covering Letter
Swimming Pool Specification Document
Site Location Plan Drg No. 23,094-P-001
Proposed Site Layout Drg No. 23,094-P-201
Proposed Pool House Block Plan Drg No. 23,094-P-204
Proposed Pool House Plan Drg No. 23,094-P-203
Proposed Elevations and Sections Drg No. 23,094-P-202



Christopher Brown MRTPI
Head of Planning

Date : 16 August 2024



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. You are reminded that the development has been assessed on the basis that it is presented as incidental to the enjoyment of the dwellinghouse, any use beyond that may require planning permission.
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.
5. 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.