

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 USE

Name and Address of Applicant

Mr G Pym
16 Groby Road
Ratby
Leicestershire
LE6 0LJ

Name and Address of Agent (if any)

Mr John Hackman
The Drawing Room (Architects) Ltd
Chartered Architects
130 Moat Street
Wigston
Leicester
LE18 2GE
GB

Part I - Particulars of Application

Date of Application	Application No.
22 May 2026	26/00471/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for a loft conversion and installation of a dormer to rear elevation

Second Schedule

16 Groby Road Ratby Leicester Leicestershire LE6 0LJ

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 22 May 2026 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 constitutes permitted development by virtue of provisions of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, a Certificate for the Proposed Lawful Development can be granted.

The application has been determined with consideration to the following documents submitted on 22 May 2026:

- Existing Elevation Drg No. 4329-02
- Existing Plans, Drg No. 4329-01
- Planning Statement
- Proposed Elevations, Drg No. 4329-04 Rev A
- Proposed Plans, Drg No. 4329-03 Rev A
- Site Location Plan

C. Brown.

Christopher Brown MRTPI
Associate Director Planning and Regeneration

Date: 17 July 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.

CLUPNOTES (23/04/15)