

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. West
2 Glenbarr Drive
Hinckley
Leicestershire
LE10 0UT

Name and Address of Agent (if any)

Mr Mark Payne
Architectural Vistadesigns Ltd
118 Paddock Way
Hinckley
Leicestershire
LE10 0BZ

Part I - Particulars of Application

Date of Application

11 February 2026

Application No.

26/00129/CLP

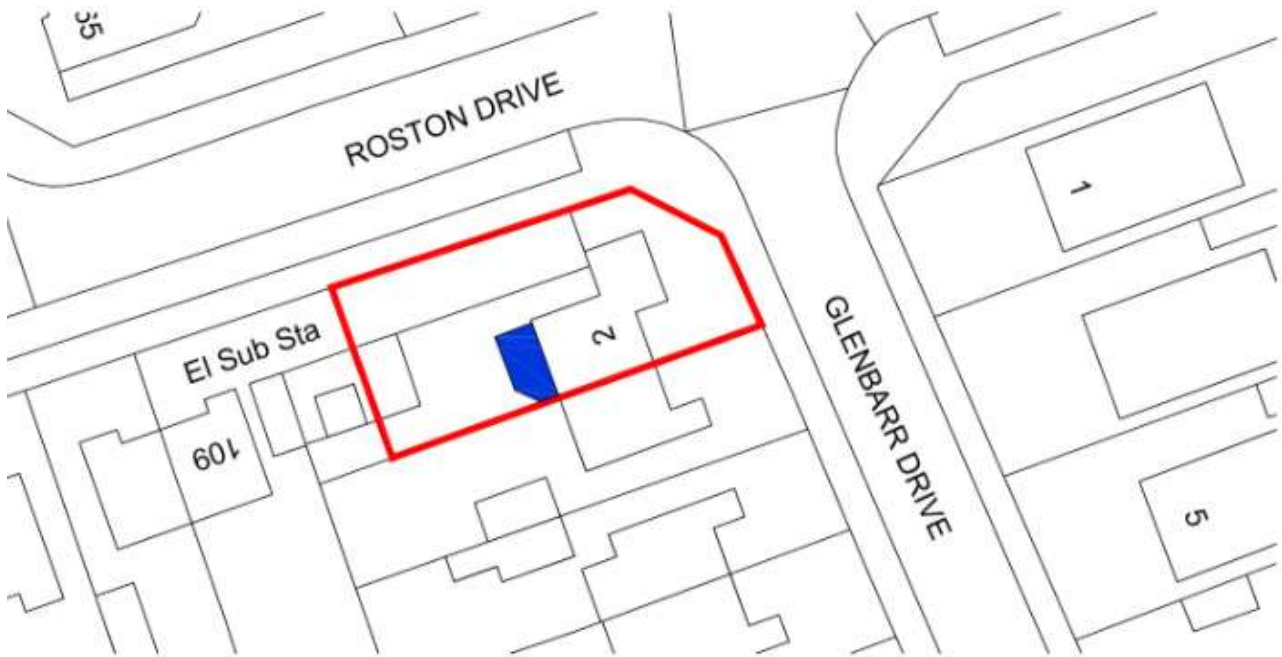
First Schedule

Description of Development

Lawful Development Certificate for the erection of a single storey rear extension and the change of use from a dwelling house (C3) to a HMO (C4).

Second Schedule

2 Glenbarr Drive, Hinckley, Leicestershire, LE10 0UT



Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That, on 11 February 2026, the use 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 above, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:

- The proposed rear extension and change of use from Class C3 to C4 (HMO) is considered to be in accordance with the criteria set out within both Schedule 2, Part 1, Class A and Schedule 2, Part 3, Class L, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 13 March 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.