

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

Mrs P Smith
Bull In The Oak Court
Hereford Cottage
Bosworth Road
Bull In The Oak
Cadeby
Leicestershire
CV13 0DW

Name and Address of Agent (if any)

Mr Paul Adler
AP Building Design
8 Orton Road
Warton
Tamworth
B79 0HT

Part I - Particulars of Application

Date of Application	Application No.
6 November 2025	25/01076/HOU

First Schedule

Description of Development

Single storey rear extension

Second Schedule

Hereford Cottage Bull In The Oak Court Bosworth Road Bull In The Oak Cadeby

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 6 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 submission constitutes permitted development by virtue of the relevant provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application has been determined having regard to the following documents and plans submitted with the application:

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|---|-------------------------|
| • Application form | (submitted: 10/11/2025) |
| • Existing, Proposed Roof Plan, Drg No. 25-016 0205 | (submitted: 10/11/2025) |
| • Proposed Site Plan, Drg No. 25-016 0204 | (submitted: 10/11/2025) |
| • Proposed Floor Plan, Section, Drg No. 25-016 0203 | (submitted: 10/11/2025) |
| • Proposed Floor Plan, Elevation, Drg No. 25-016 0202 | (submitted: 10/11/2025) |
| • Existing Floor Plan, Elevation, Drg No. 25-016 0101 | (submitted: 10/11/2025) |
| • Existing Block, Site Location Plan, Drg No. 25-016 0100 | (submitted: 10/11/2025) |

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 23 December 2025

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)