

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Development

Name and Address of Applicant

Mr L James
Wharf Farm
Station Road
Market Bosworth
Nuneaton
Leicestershire
CV13 0PG

Name and Address of Agent (if any)

Simon Cheshire BA(Hons) DipTP MRTPI
Simon Cheshire Planning Ltd
34 Stanley Road
Market Bosworth
Nuneaton
CV13 0NB

Part I - Particulars of Application

Date of Application	Application No.
12 May 2020	20/00457/CLE

Particulars and location of development:

Lawful development certificate to demonstrate the development approved associated with application 76/0313/4M for the erection of a bungalow at Wharf Farm, Station Road, Market Bosworth, CV13 0PG is formally implemented and extant, including the discharge of pre-commencement conditions.

Wharf Farm Station Road Market Bosworth Nuneaton Leicestershire

Part II - Particulars of decision

In pursuance of its powers under Section 191 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby issues a Certificate of Lawful Existing Use in respect of the use referred to in Part I above for the following reason(s):-

1. There is sufficient evidence submitted by the applicant and held by the Local Planning Authority to demonstrate that, on the balance of probabilities, planning application 76/0313/4M for the erection of a bungalow at Wharf Farm, Station Road, Market Bosworth, CV13 0PG has been implemented prior to the 10 December 1979 insofar as the foundations were commenced in accordance with the plans submitted and recorded as such by the Local Planning Authority on 7 January 1980 and therefore remains extant.
2. There is insufficient evidence that the pre-commencement conditions have been discharged. However, it is not considered that these conditions render the works unlawful.

The determination is based on the submitted documentation:

Application Form

Lawful Development Certificate Statement by Simon Cheshire Planning Ltd (May 2020)

Site Plan

Statutory Declaration by Mr L A James

Received by the Local Planning Authority on 13 May 2020

Topographical Survey, drg no 3501A by Axis Surveys

Photo (undated)

Received by the Local Planning Authority on 18 May 2020



Nicola Smith
Planning Manager
Development Management

Date : 18 August 2020