Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant	Name and Address of Agent (if any)
Mr Jagtar Gill C/0 Agent	Mr Sharif Uddin Uddin Design 3 Monway Buildings Holyhead Road Wednesdbury West Midlands WS10 7PY

Part I - Particulars of Application

Date of Application	Application No.
12 September 2025	25/00881/CLP

Particulars and location of development:

Certificate of Proposed Lawful Development for the change of use from a dwellinghouse (C3) to HMO (C4)

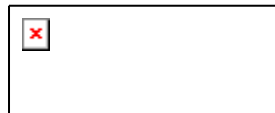**173 Upper Bond Street Hinckley Leicestershire LE10 1RT**

Part II - Particulars of decision

In pursuance of its powers under Section 192 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 refuses to issue a Certificate of Lawful Proposed Use in respect of the use referred to in Part I above for the following reason(s):-

1. The Applicant has failed to demonstrate that the alterations and reconfiguration of the existing property, including the provision of rear dormers, associated with the change of use of the property from a Use Class C3 dwellinghouse to a Use Class C4 six-bedroom house in multiple occupation at 173 Upper Bond Street, Hinckley meet the requirements of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the development is not considered to be lawful and will require planning permission. In light of the above, a Lawful Development Certificate is refused.

   This conclusion is made on the basis of details provided by the Applicant on 11 September 2025, and as shown on the following documents received by the Local Planning Authority:

   - Application Form
   - Existing & Proposed Elevations & Floor Plans Dwg no.25/113/P01
   - Proposed Elevations & Floor Plans Dwg no.25/113/P02

Date : 5 December 2025
Christopher Brown MRTPI
Head of Planning