

# Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

## REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

### Name and Address of Applicant

Mr Jagtar Gill  
C/o Agent

### Name and Address of Agent (if any)

Mr Sharif Uddin  
Uddin Design  
Monway Buildings  
Holyhead Road  
Wednesbury  
West Midlands  
WS10 7PY

### Part I - Particulars of Application

Date of Application	Application No.
11 September 2025	25/00880/CLP

### Particulars and location of development:

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

**56 Lower Bond Street Hinckley Leicestershire LE10 1QU**

### 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 provide sufficient clarity and precision to enable to the Local Planning Authority to understand exactly what is involved, nor that the scheme complies within the limitations of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In light of the above, insufficient information has been submitted to demonstrate that the development is lawful, and therefore a Lawful Development Certificate is refused in these site-specific circumstances.

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 Elevations & Floor Plans Dwg no.25/107/P01
- Proposed Floor Plans and Elevations Dwg no.25/107/P02



Date : 5 December 2025  
Christopher Brown MRTPI  
**Head of Planning**