

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 & Mrs M O'shea
136 Leicester Road
Groby
Leicester
Leicestershire
LE6 0DP

Name and Address of Agent (if any)

Mrs Jo-Ann Brown
142 Conway Drive
Shepshed
Loughborough
Leicestershire
LE12 9PN

Part I - Particulars of Application

Date of Application

21 January 2026

Application No.

26/00059/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for the conversion of the loft space to create a habitable space (1No Bedroom) with flat roof dormer to rear

Second Schedule

136 Leicester Road Groby Leicester Leicestershire LE6 0DP

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 21 January 2026 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 development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Therefore, a Certificate for the Proposed Lawful Development can be granted. The application has been determined with consideration to the following submitted documents:

- Proposed Site Layout Plan, Drg No. 001/10
- Proposed Loft Section, Drg No. 001/7
- Proposed Roof Plan, Loft Floor Plan, Drg No. 001/6
- Proposed Floor Plans, Drg No. 001/5
- Proposed Elevations, Drg No. 001/4
- Written Specification, Drg No. 001/8
- all as received by the Local Planning Authority on the 21st January, 2026.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 19 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.

CLUPNOTES (23/04/15)