

Certificate of Lawful Proposed Development

MH Planning Associates
63 West Princes Street
Helensburgh
G84 8BN



Charnwood Borough Council
Development Management, Southfield Road,
Loughborough, Leicestershire, LE11 2TN

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 191 AND 192
(as amended)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

Charnwood Borough Council hereby certify that on 17 August 2021 it has been provided with evidence in Application Ref. No. **P/21/1810/2** and it is satisfied that the proposed operations as described below:

First schedule

DESCRIPTION OF DEVELOPMENT:

Certificate of lawfulness (proposed) for the siting of a mobile home for incidental residential use.

To be carried out on land at

Second schedule:

ADDRESS:

17 Park Road, Birstall, Leicestershire, LE4 3AX

would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1. The proposed siting of a mobile home and its use as additional living accommodation associated with the main dwellinghouse is part and parcel of the primary use of the land as a single dwellinghouse and does not give rise to a material change of use of the planning unit to constitute "development" for the purposes of section 55(1) of the Act. The proposal does not involve any operational development.

The following notes should be taken into account when carrying out the development:-

1. The existing tree(s) on the site is/are the subject of a Tree Preservation Order and consent is needed for any works to uproot, cut down, top or lop the protected tree(s). Unauthorised works to a protected tree are a criminal offence.

Signed

Richard Bennett
Head of Planning and Regeneration

Date of Decision **15 October 2021**



NOTES

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from that described or which relate 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, as amended, which states that the lawfulness of a described operation is only conclusively presumed where there has been no material change, before the operations began, in any of the matters relevant to determining such lawfulness.

Notes for Certificate of Lawful Development - Proposed – Grant Conditionally1010