

Newlands Developments Limited
c/o Miss Elanor Wright
Oxalis Planning Ltd
Toll Bar House
Landmere Lane
Edwalton
Nottinghamshire
NG12 4DG
United Kingdom

Application reference 24/00547/CLE

Registered 2 May 2024
Decision Date 14 June 2024

CERTIFICATE OF LAWFULNESS OF EXISTING USE

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191
(as amended)

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

Certificate of Lawfulness of Existing Use or Development to confirm that the development approved under permission ref. 20/00316/OUTM and reserved matters approval ref. 22/00954/REMM has been lawfully implemented at Land Off, Netherfields Lane, Hemington, .

- 1 North West Leicestershire District Council hereby certify that on 2 May 2024 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and as identified on the submitted Location Plan (drawing no. 105 Rev p6) received by the Local Planning Authority on 2 May 2024 was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

There is sufficient documentary evidence to prove, on the balance of probability, that the development had lawfully commenced before 17 July 2024.

First Schedule

Certificate of existing lawful development to confirm implementation of outline planning permission ref. ref. 20/00316/OUTM and reserved matters approval ref. 22/00954/REMM

Second Schedule

Land at Netherfields Lane, Sawley

Signed:

A handwritten signature in black ink that reads "DJONES". The letters are cursive and connected, with a prominent loop on the 'J'.

Dylan Jones
Planning and Development Team Manager
Proper Officer of the Council

First Schedule

Certificate of Lawfulness of Existing Use or Development to confirm that the development approved under permission ref. 20/00316/OUTM and reserved matters approval ref. 22/00954/REMM has been lawfully implemented

Second Schedule

Land Off, Netherfields Lane, Hemington, .

Notes:

1. This Certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the Town and Country Planning Act 1990 (as amended) on that date.
3. This Certificate applies only to the extent of the use described in the First Schedule and the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates 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 191(64) of the Town and Country Planning Act, as amended, which states that the lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.
5. If this Certificate has been granted in a different form from the application and you are aggrieved by that decision by the Council, you may appeal to the Secretary of State.