



B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

**Town and Country Planning Act 1990: sections 191 and 192,
and the Town and Country Planning (Development Management Procedure) (England) Order 2015:
Article 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Reference: B/24/0105

Applicant: Mr David Collier
Grafters
Waste Green Lane
Algarkirk
Boston
PE20 2AT

Agent: Andrew Hey
AM Hey FRICS
Springwell House
Kirkby-on-Bain
Woodhall Spa
LN10 6YR

The Boston Borough Council hereby certify that on 22-Apr-2024 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reason(s):

First Schedule

Application for a Lawful Development Certificate to confirm that the continuing use of the dwelling, which has been occupied in breach of an agricultural occupation clause, is lawful

Second Schedule

At Grafters, Waste Green Lane, Algarkirk, Boston, PE20 2AT

The Boston Borough Council hereby certify that on 22-April-2024 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reason(s):

1. This Certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990.
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, therefore, was not liable to enforcement action under Section 172 of 1990 Act on that date.
3. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule 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.



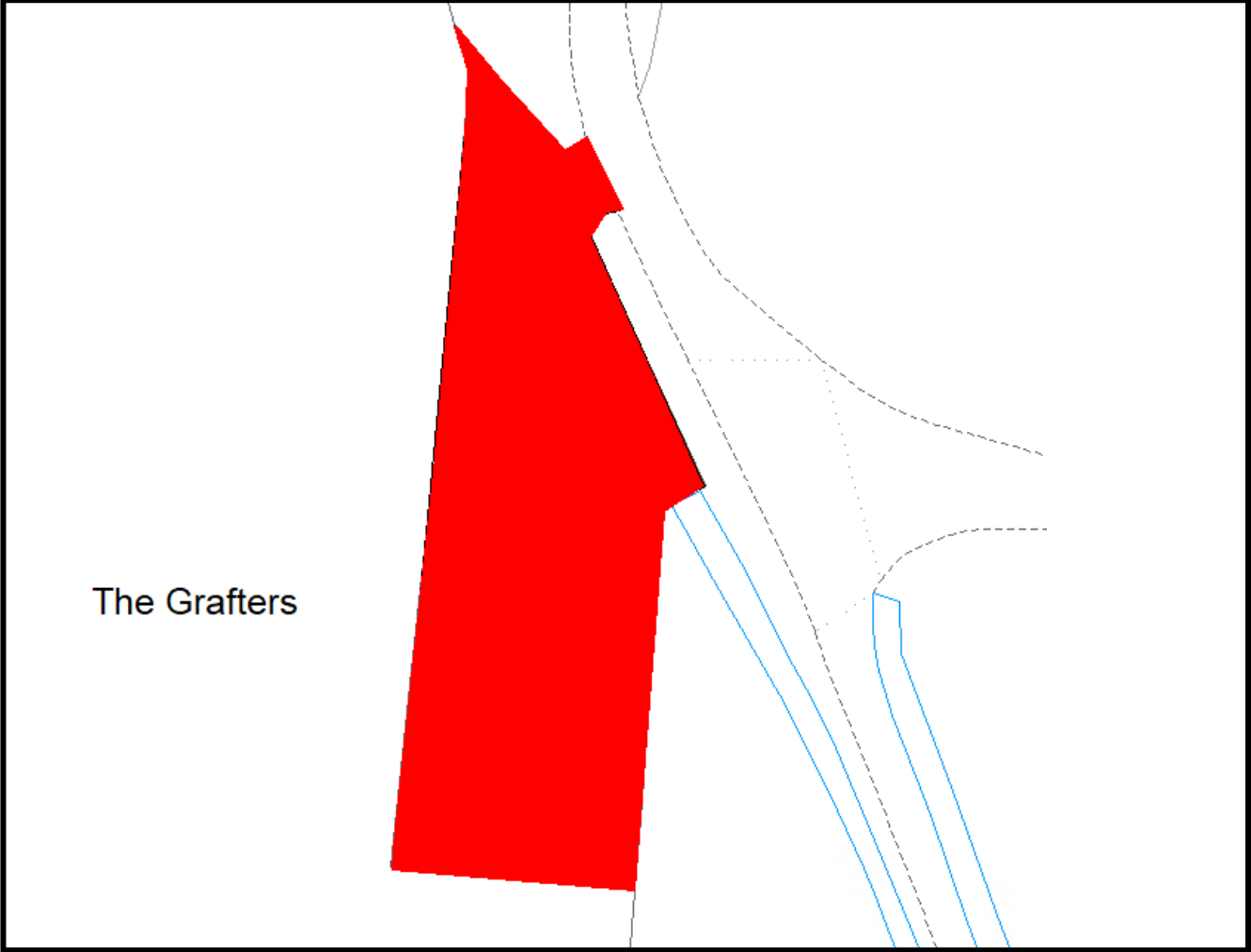
In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 22 April 2024



Phil Norman
Assistant Director – Planning and Strategic Infrastructure
(Chief Planning Officer)
South & East Lincolnshire Councils Partnership

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The Grafters



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