

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)****Lawful development (Existing Use)**

APPLICATION REFERENCE: PL/2026/0001

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| <b>Applicant</b><br>Wyatt Property Renovations Limited<br>7 Cronkeyshaw Road<br>Rochdale<br>OL12 0QR | <b>Agent</b><br>Mr Stuart Vendy<br>PO Box 305<br>Manchester<br>M21 3BQ |
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**Part I - Particulars of Application**

**Proposal:** Certificate of Lawfulness to confirm existing use of property as a 5-bedroom HMO (Use Class C4)  
**Location:** 7 CRONKEYSHAW ROAD, ROCHDALE, OL12 0QR  
**Valid On:** 1 January 2026

**DECISION: PERMITTED DEVELOPMENT****Approval Reason(s) (1)**

- 1 The proposal falls within the parameters of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the development described therefore comprises permitted development which would not require Planning Permission.

**Date of Decision:** 19/03/2026

Melanie Hale  
Head of Planning

**IMPORTANT**

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

**INFORMATIVE:**

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

**Your attention is drawn to the following (1)**

1

In the avoidance of doubt, this certificate relates to the following set of plans:

- Location Plan
- Cronkeyshaw Plan (Floor plans)