



**Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr Richard Smith RJS 23 Ellerslie Avenue Rainhill liverpool L35 4QD	24/01033/CPE
Location	Description of Development
31 Chelford Close Middleton Rochdale M24 2NW	Certificate of lawfulness for existing use of outbuilding within rear garden curtilage

This Authority hereby certifies that on 16 October 2024 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate **was LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The development is lawful by virtue of Section 171B of the Town and Country Planning Act (1990) as the structure was substantially completed in excess of 4 years ago.

First Schedule

Certificate of lawfulness for existing use of outbuilding within rear garden curtilage

Second Schedule

31 Chelford Close
Middleton
Rochdale
M24 2NW

Melanie Hale
Head of Planning Services

Date: 5 November 2024

For the avoidance of doubt, the decision relates to the following drawings:-

- Planning application form dated 15/10/2024
- Location Plan dated 15/10/2024
- Plans, Elevations and Site Plan. Dwg no. 200501/01
- Location and Block Plan. Dwg no. 200501/02

Notes

- 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 matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and, therefore, was not liable to enforcement action under Part 7 on the 1990 Act on that date.**
- 3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**