ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure) (England) Order 2015: Article 39

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	**Application Number:**
MR FRANK SMITH JAMES CAMPBELL ASSOC. LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN United Kingdom	20/01403/CPL
Location	**Description of Development**
1 Verdant Way Rochdale OL16 4QY	Application for a certificate of lawfulness for proposed single storey rear extensions and conversion of existing garage to additional living accommodation

This Authority hereby certifies that on 16 November 2020, the use/operations* described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged in red on the plan attached to this certificate **would have been/would be LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

Reasons:

1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule
Application for a certificate of lawfulness for proposed single storey rear extensions and conversion of existing garage to additional living accommodation

Second Schedule
1 Verdant Way
Rochdale
OL16 4QY

Signed: MR [illegible] **Date:** 6 January 2021

Assistant Director (Economy)

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

- Location plan
- Existing details and proposed elevations (existing ground floor plan, existing elevations and proposed elevations). Drawing no: 20.2354.1A
- Proposed details (proposed ground floor plan, proposed eaves detail, proposed section 1-1, proposed section 2-2, and proposed thermal upgrade detail 1). Drawing no: 20.2354.2

Notes

1. **This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990**
2. **It certifies that the use/operations* specified in the First Schedule to take place on the land described in the Second Schedule would have been/would be* lawful on the specified date and, therefore, would not have been/would not be* liable to enforcement action under Part 7 on the 1990 Act on that date.**
3. **This certificate applies only to the extent of the use/operations* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations* which is/are* materially different from that/those* described or which relate/s* 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, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.**

***delete where inappropriate**