

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 Shahab Sheikh ProEdge Engineering Ltd 8 Temple Court Temple Road Epsom KT19 8EZ	25/00210/CPE
Location	Description of Development
3 Melton Close Heywood Rochdale OL10 3DS	Application for a certificate of lawfulness (existing) for an additional decked area within rear garden

This Authority hereby certifies that on 3 March 2025 the operations 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 proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Application for a certificate of lawfulness (existing) for an additional decked area within rear garden

Second Schedule

3 Melton Close
Heywood
Rochdale
OL10 3DS

Melanie Hale
Head of Planning Services

Date: 17 April 2025

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

- Location Plan dated 03-Mar-25
- Existing Block Plan / Location Map. Drawing No. 3-M-CI-OL10-LOC_BLK
- Floor Plans. Drawing No. 3-M-CI-OL10-Plans_1.1

- Existing Elevations. Drawing No. 3-M-CI-OL10-Elevations_1.1
- Existing Elevations. Drawing No. 3-M-CI-OL10-Elevations_1.2

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 operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.