



**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 Paul Ambrose R&R Planning Consultants 11 Bankfield Lane Rochdale OL11 5RJ	24/01259/CPE
Location	Description of Development
Castle Bungalow Swaindrod Lane Littleborough Rochdale OL15 0LE	Application for a certificate of lawfulness (Existing) relating to the lawful commencement of development under planning permission 12/D55193 relating to the erection of a replacement bungalow.

This Authority hereby certifies that on 20 December 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:

Based on the information supplied it has been found that there has been a lawful commencement of development under planning permission 12/D55193 relating to the erection of a replacement bungalow.

First Schedule

Application for a certificate of lawfulness (Existing) relating to the lawful commencement of development under planning permission 12/D55193 relating to the erection of a replacement bungalow.

Second Schedule

Castle Bungalow
Swaindrod Lane
Littleborough
Rochdale
OL15 0LE

Melanie Hale
Head of Planning Services

Date: 14 February 2025

For the avoidance of doubt, this decision relates to the following documents and drawings received 20.12.2024:

- Application form;
- Cover letter dated 18.12.2024 produced by R&R Consultants;
- Copy of the decision notice for planning permission 12/D55193 (Ref: Note 1)
- Letter from Alan Butterworth to Hartley Planning and Development Associates Ltd, dated 15/10/2013, to confirm that the development had unfortunately been on hold due his partners serious health problems. (Ref: Note 2)
- Discharge of condition application (14/00051/DOC) approved by the Local Planning Authority (Ref: Note 3) on 24/03/2015. This DOC application related to all pre-commencement conditions (3,5,6,7 and 8) on planning permission 12/D55193.(Ref: Note 3)
- Letter from Hartley Planning and Development Associates Ltd, dated 24/03/2014 to Alan Butterworth to confirm that a material start must commence no later 28/03/2015. (Ref: Note 4).
- Acceptance of Initial Notice dated 17/04/2014 (Ref: Note 5).
- Note from Alan Butterworth to summarise his conversations with Ben Crossley (BC Groundwork). The note confirmed that on 16/2/2015 Ben commenced works to the access and hardstanding whilst on 19/2/2015 he removed existing slab/brickwork from the existing bungalow. On the 7/3/2015 it is confirmed that Ben had dug all the trenches to house the bungalow (Ref: Note 6)
- Note from Alan Butterworth, dated 19/03/2015, stating he had spoken with Rachel Carney (Senior Planning Officer) to confirm the development had commenced (Ref: Note 7) prior to the 3 year deadline.
- An invoice, dated 20.02.2015, from BC Groundwork to confirm the following works: a. Form access road with aggregate on site. b. Break out existing masonry plinth c. Break out existing foundations d. Excavate new foundations"; and,
- Aerial photographs from Google Earth which clearly illustrates the new access and trenches which are in accordance with the approved plan.

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.**