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 Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW	21/00037/CPL
Location	**Description of Development**
8 Lake Drive Middleton M24 1WB	Application for a certificate of lawfulness for a proposed hip to gable roof extension and rear dormer

This Authority hereby certifies that on 12 January 2021, the 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 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 B 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 a proposed hip to gable roof extension and rear dormer

Second Schedule
8 Lake Drive
Middleton
M24 1WB

Signed: MR Rook **Date:** 28 January 2021

Assistant Director (Economy)

INFORMATIVE:
For the avoidance of doubt, the decision relates to the following drawings:-
- Existing Site, Block and Location Plan (345-101)
- Existing Ground Floor Plan (345-102)
- Existing First Floor Plan (345-103)
- Existing Loft Floor Plan (345-104)

- Existing Roof Plan (345-105)
- Existing Elevations (345-106)
- Proposed Site, Block and Location Plan (345-107)
- Proposed Ground Floor Plan (345-108)
- Proposed Floor Plan (345-109)
- Proposed Loft Floor Plan (345-110)
- Proposed Roof Plan (345-11)
- Proposed Elevations (345-12)

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 operations specified in the First Schedule to take place on the land described in the Second Schedule would be lawful on the specified date and, therefore, 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 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.
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.