

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 Jim Seymour Seymour Planning Limited 27 Central Drive Romiley STOCKPORT SK6 4PE	24/00698/CPE
Location	Description of Development
Burnedge House Broad Lane Rochdale OL16 4QL	Application for a certificate of lawfulness (existing) in respect of the use of land as garden for domestic incidental purposes including parking of vehicles in connection with Burnedge House

This Authority hereby certifies that on 16 July 2024 the use 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 use of the land is considered lawful by virtue of the provisions of Section 171B of the Town and Country Planning Act 1990, where it is on the balance of probability, considered that the land has been used as garden associated to Burnedge House continuously for a period in excess of 10 years and therefore immune from enforcement action.

First Schedule

Application for a certificate of lawfulness (existing) in respect of the use of land as garden for domestic incidental purposes including parking of vehicles in connection with Burnedge House

Second Schedule

Burnedge House
Broad Lane
Rochdale
OL16 4QL

Melanie Hale
Head of Planning Services

Date: 8 October 2024

For the avoidance of doubt, this decision relates to the following list of plans:

Location Plan. Drawing no: W350-03-LDC

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 use 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 use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**