

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:
Mrs Rachel Webster Home Organisation Made Easy 15 Springside View Brandlesholme Bury Greater Manchester BL8 4LU United Kingdom	25/00439/CPL
Location	Description of Development
4 Hibson Avenue Rochdale Rochdale OL12 7RU	Certificate of lawfulness for a proposed single storey side and rear extension including alteration to fenestration to rear

This Authority hereby certifies that on 29 April 2025, 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 A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Certificate of lawfulness for a proposed single storey side and rear extension including alteration to fenestration to rear

Second Schedule

4 Hibson Avenue
Rochdale
Rochdale
OL12 7RU

Melanie Hale
Head of Planning Services

Date: 4 July 2025

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

- Existing Building Elevations - Drawing Number 0023/01_04 received by the Council 29/04/2025
- Amended Existing Building Plans - Drawing Number 0023/01_03 Rev B received by the Council 02/07/2025
- Existing Site Plan - 0023/01_02 received by the Council 29/04/2025
- Location Plan - 0023/01_01 received by the Council 29/04/2025
- Artists Impression - 0023/01_08 received by the Council 29/04/2025
- Amended Proposed Building Plans - 0023/01_06 Rev B received by the Council 02/07/2025
- Amended Proposed Building Elevations - 0023/01_07 Rev A received by the Council 02/07/2025
- Proposed Site Plan - 0023/01_05 received by the Council 29/04/2025

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.**