



**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**

| <b>Correspondence Address:</b>                                                                                            | <b>Application Number:</b>                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Dave Trudgeon<br>Conway Architectural Design<br>6 Conway Close<br>Middleton<br>Manchester<br>M24 1EW<br>United Kingdom | 25/00747/CPL                                                                                                                                                  |
| <b>Location</b>                                                                                                           | <b>Description of Development</b>                                                                                                                             |
| 298 Oldham Road<br>Middleton<br>M24 2DP                                                                                   | Application for a certificate of lawfulness for a proposed rear dormer and installation of 3 velux roof windows to front elevation as part of loft conversion |

This Authority hereby certifies that on 18 July 2025, the use/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:**

**First Schedule**

Application for a certificate of lawfulness for a proposed rear dormer and installation of 3 velux roof windows to front elevation as part of loft conversion

**Second Schedule**

298 Oldham Road  
Middleton  
M24 2DP

Melanie Hale  
**Head of Planning Services**

**Date:** 7 October 2025

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

- Location Plan
- Proposed Ground Floor Plan 992-07
- Proposed First Floor Plan 992-08A

- Proposed Loft Plan 992-09A
- Proposed Roof Plan 992-10A
- Proposed Elevations 992-11
- Existing and Proposed Cross Sections 992-12

**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 is materially different from that described or which relates 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.