



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 P Watson 13 Woodside Haslingden Rossendale BB4 6QQ uk	24/01190/CPL
Location	Description of Development
34 Roundthorn Road Middleton Rochdale M24 1FU	Certificate of lawfulness for a proposed single storey rear and single storey side extension, rear dormer, insertion of roof light to front roof slope, alterations to fenestration on front elevation including relocation of front entrance and front porch

This Authority hereby certifies that on 2 December 2024, 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:

First Schedule

Certificate of lawfulness for a proposed single storey rear and single storey side extension, rear dormer, insertion of roof light to front roof slope, alterations to fenestration on front elevation including relocation of front entrance and front porch

Second Schedule

34 Roundthorn Road
Middleton
Rochdale
M24 1FU

Melanie Hale
Head of Planning Services

Date: 13 March 2025

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

- Location Plan - Drawing no. 3 received 02/12/2024

- Proposed Site Plan - received 02/12/2024
- Existing Site Plan, Floor Plans and Elevations - Drawing no. 1 received 02/12/2024
- Proposed Elevations - Drawing no. 4 received 19/01/2025 insofar as it relates to the proposed single storey rear extension, rear dormer, insertion of roof light to front roof slope, alterations to fenestration on front elevation, and front porch only
- Proposed Ground Floor Plan - Drawing no. 2 received 02/12/2024

This permission relates only to works as described within the First Schedule and does not include the front dormers as shown on drawing no. 4, which will require separate planning consent.

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 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.