



**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>                                                                                          |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Mrs Cora Younger<br>Studio Charrette<br>50 Grosvenor Hill<br>London<br>W1K 3QT<br>United Kingdom | 25/00739/CPL                                                                                                        |
| <b>Location</b>                                                                                  | <b>Description of Development</b>                                                                                   |
| 3 Abbotsford Drive<br>Middleton<br>M24 5NB                                                       | Application for a certificate of lawfulness for the proposed conversion of garage to ancillary living accommodation |

This Authority hereby certifies that on 17 July 2025, the use 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**

Application for a certificate of lawfulness for the proposed conversion of garage to ancillary living accommodation

**Second Schedule**

3 Abbotsford Drive  
Middleton  
M24 5NB

Melanie Hale  
**Head of Planning Services**

**Date:** 11 September 2025

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

- Location and Block Plans. Drawing No. P1
- Existing plans A3. Drawing No. P2
- Existing plans A3. Drawing No. P3
- Proposed elevations A3. Drawing No. P3
- Proposed plans A3. Drawing No. P4
- Proposed plans A3. Drawing No. P5
- Existing elevations A3. Drawing No. P6

**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 use 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 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.**
- 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.**