ROCHDALE
BOROUGH COUNCIL

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 Malcolm Percy Building Design and Planning Consultancy 5 Chorley Green Farm Barns Nantwich Road CHORLEY CW5 8JR	20/01082/CPL
Location	**Description of Development**
10 Wickentree Holt Rochdale OL12 7PQ	**Application for a certificate of lawfulness for a single storey side and rear extension**

This Authority hereby certifies that on 4 September 2020, 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 have been/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 a single storey side and rear extension

Second Schedule

10 Wickentree Holt
Rochdale
OL12 7PQ

Signed: MR Rosa **Date:** 16 October 2020

Assistant Director (Economy)

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

- Existing and Proposed Site and Location Plans - Drawing No. 2231.02 - Dated 04.09.2020
- Existing and Proposed Floor Plans and Elevations - - Drawing No. 2231.01 - Dated 04.09.2020

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/operations* specified in the First Schedule to take place on the land described in the Second Schedule would have been/would be* lawful on the specified date and, therefore, would not have been/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/operations* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations* which is/are* materially different from that/those* described or which relate/s* 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.**

***delete where inappropriate**