



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 Jon Brown DLA Architecture Limited 6 East Parade Leeds LS1 2AD United Kingdom	24/00708/CPL
Location	Description of Development
Kingsway Plot K(B) James Watt Drive Kingsway Business Park Rochdale OL16 4UG	Application for certificate of lawfulness for the proposed internal extension of offices at ground and first floor and erection of surface mounted lightweight structure for extension of first floor mezzanine.

This Authority hereby certifies that on 18 July 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:

- 1 The proposed alterations do not comprise an act of development in accordance with the definition set out within Section 55 of the Town and Country Planning Act 1990 and Section 44 of the Town and Country (Development Management Procedure) Order 2015. The proposed alterations would therefore not require planning permission and as such are lawful.

First Schedule

Application for certificate of lawfulness for the proposed internal extension of offices at ground and first floor and erection of surface mounted lightweight structure for extension of first floor mezzanine.

Second Schedule

Kingsway Plot K(B)
James Watt Drive
Kingsway Business Park
Rochdale
OL16 4UG

Melanie Hale
Head of Planning Services

Date: 27 September 2024

For the avoidance of doubt, this decision relates to the following list of plans:

24036 DLA ZZ 00 D A 20001 P01 - Location Plan

24036 DLA ZZ 00 D A 20111 P02 - G.A Floor Plans (Existing)

24036 DLA ZZ ZZ D A 00002 P01 - G.A Floor Plans Sketch Options A

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.