



**Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr Stuart Vendy Veritas Planning PO Box 305 Manchester M21 3BQ United Kingdom	25/00643/CPE
Location	Description of Development
37 Gale Street Rochdale OL12 0SQ	Certificate of Lawfulness to confirm the existing lawful use as a 5-bed HMO (Use Class C4)

This Authority hereby certifies that on 23 June 2025 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate **was LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The proposed change of use comprises permitted development as it would comply with the requirements of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Certificate of Lawfulness to confirm the existing lawful use as a 5-bed HMO (Use Class C4)

Second Schedule

37 Gale Street
Rochdale
OL12 0SQ

Melanie Hale
Head of Planning Services

Date: 11 August 2025

In the avoidance of doubt, this certificate relates to the following set of plans:

- Floor plans (Magicplan)
- Location plan: PP-14118592v1

Notes

- 1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990**
- 2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and, therefore, was not 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.**