



**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<br>Veritas Planning<br>PO Box 305<br>Manchester<br>M21 3BQ<br>United Kingdom | 25/00228/CPE                                                  |
| Location                                                                                     | Description of Development                                    |
| 176 Entwisle Road<br>Rochdale<br>Rochdale<br>OL16 2JY                                        | Certificate of lawfulness for existing use as a 5 bedroom HMO |

This Authority hereby certifies that on 10 March 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 proposal constitutes permitted development by virtue of compliance with Class L of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule**

Certificate of lawfulness for existing use as a 5 bedroom HMO

**Second Schedule**

176 Entwisle Road  
Rochdale  
Rochdale  
OL16 2JY

Melanie Hale  
**Head of Planning Services**

**Date:** 10 June 2025

This application relates to the following plans:

- Location plan PP-13827980v1
- Proposed floor plans: 102

**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.**