

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 Michael Dupelycz 4 Oulder Mount Oulder Hill Rochdale OL11 5LL United Kingdom	25/00721/CPE
Location	Description of Development
4 Oulder Mount Oulder Hill Rochdale OL11 5LL	Application for a certificate of lawfulness for an existing dormer window to rear roof slope

This Authority hereby certifies that on 14 July 2025 the operations 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 **were LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The development is lawful by virtue of Section 171B of the Town and Country Planning Act 1990 (as amended) as the structure was substantially completed in excess of 4 years before the date of the application.

First Schedule

Application for a certificate of lawfulness for an existing dormer window to rear roof slope

Second Schedule

4 Oulder Mount
Oulder Hill
Rochdale
OL11 5LL

Melanie Hale
Head of Planning Services

Date: 17 July 2025

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

- Planning application form dated 14/07/2024
- Location Plan dated 15/10/2024
- Invoice dated 31/05/2021
- Construction of Dormer Roof to South Elevation (Existing Plans, elevations & location plan). Drg no. P01
- Construction of Dormer Roof to South Elevation (Proposed Plans, elevations & location plan). Drg no. BREG02A

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 operations specified in the First Schedule taking place on the land described in the Second Schedule were lawful on the specified date and, therefore, were 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 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 that described or which relates to other land may render the owner or occupier liable to enforcement action.**