



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:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN	25/00604/CPL
Location	Description of Development
Bent House Halifax Road Littleborough Rochdale OL15 0JB	Single storey side extension

This Authority hereby certifies that on 12 June 2025, 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 have been** 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

Single storey side extension

Second Schedule

Bent House
Halifax Road
Littleborough
Rochdale
OL15 0JB

Melanie Hale
Head of Planning Services

Date: 8 August 2025

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

- Location Plan - received 22/07/2025

- Existing and Proposed Site Plan - drawing no. 24.3301.SC3.3A received 22/07/2025
- Existing Ground Floor Plan - drawing no. 24.3301.3 received 12/06/2025
- Existing Elevations - drawing no. 24.3301.4A received 12/06/2025
- Proposed Ground Floor Plan - drawing no. 24.3301.SC3.1 received 12/06/2025
- Proposed Elevations - drawing no. 24.3301.SC3.2 received 12/06/2025

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 have been lawful on the specified date and, therefore, would not have been 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.**