



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 Subhan Saleem Saleem Architects 64 Heaton Street Prestwich M25 1HH United Kingdom	25/00620/CPL
Location	Description of Development
100 Sheriff Street Rochdale OL12 6JY	Application for a certificate of lawfulness for change of use from a dwelling (C3) into a 5 bedroom HMO (C4) and associated external guardrails.

This Authority hereby certifies that on 17 June 2025, the use and 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 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 proposal falls within the parameters of Schedule 2, Part 3, Class L and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

First Schedule

Application for a certificate of lawfulness for change of use from a dwelling (C3) into a 5 bedroom HMO (C4) and associated external works

Second Schedule

100 Sheriff Street
Rochdale
OL12 6JY

Melanie Hale
Head of Planning Services

Date: 19 August 2025

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

- Proposed basement and ground floor plans: Sheet 4
- Proposed first floor and roof plan: Sheet 5
- Proposed elevations
- Location plan

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 use and 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 use and operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or 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.**