ROCHDALE BOROUGH COUNCIL

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:**
Mrs Sheila Kean JAMES CAMPBELL ASSOCIATES LTD 173 Rochdale Road Firgrove Rochdale OL16 3BN undefined	22/00398/CPL
Location	**Description of Development**
23 Crossgates Road Milnrow Rochdale OL16 3EW	Certificate of lawfulness for a proposed rear dormer extension

This Authority hereby certifies that on 28 March 2022, 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 be LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

Reasons:
The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule
Certificate of lawfulness for a proposed rear dormer extension

Second Schedule
23 Crossgates Road
Milnrow
Rochdale
OL16 3EW

Daniel Ripa **Date:** 11 May 2022
Interim Head of Planning Services

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

- Location plan

- Existing/proposed block plans
- Existing floor plans and elevations
- Proposed floor plans and elevations

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 be lawful on the specified date and, therefore, would not be 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/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/s* 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.**