

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 Martin Gaine Just Planning 42 Hampstead House 176 Finchley Road London NW3 6BT United Kingdom	23/00599/CPE
Location	Description of Development
23 Rhodes Green Middleton Rochdale M24 4SL	Application for certificate of lawfulness for the use of land as a garden for purposes incidental to the enjoyment of a dwelling house

This Authority hereby certifies that on 5 June 2023 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: As the use had been evidenced in continuing use in excess of 10 years.

First Schedule

Application for certificate of lawfulness for the use of land as a garden for purposes incidental to the enjoyment of a dwelling house

Second Schedule

23 Rhodes Green
Middleton
Rochdale
M24 4SL

Daniela Ripa
Interim Head of Planning Services

Date: 17 October 2023

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/were* 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.