



Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39

**REFUSAL OF CERTIFICATE OF
LAWFULNESS OF PROPOSED USE OR
DEVELOPMENT**

Correspondence Address:	Application Number:
Mr Sherwan Sherwan WeStruct 180 Ivyfield Road Birmingham B23 7HS	25/00058/CPL
Location	Description of Development
136 Drake Street Rochdale OL16 1PS	Certificate of lawfulness for proposed loft conversion

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the operations described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this decision.

The operations are **NOT CONSIDERED TO BE LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of the criteria of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as Part 7 does not relate to buildings which fall under Use Class F2, of the which the application site does.

First Schedule

Certificate of lawfulness for proposed loft conversion

Second Schedule

136 Drake Street
Rochdale
OL16 1PS

Melanie Hale
Head of Planning Services

Date: 7 April 2025

Your attention is drawn to the attached notes:

If the applicant is aggrieved by the decision the applicant may appeal to the Secretary of State under section 195 of the 1990 Act (appeals against refusal or failure to give decision on application).