



**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**

| <b>Correspondence Address:</b>                                                                                                                       | <b>Application Number:</b>                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| MARTIN ASHWORTH<br>JAMES CAMPBELL ASSOCIATES LTD<br>CAMPBELL HOUSE<br>173 ROCHDALE RD<br>FIRGROVE, MILNROW<br>Rochdale<br>OL16 3BN<br>United Kingdom | 23/00611/CPL                                                                          |
| <b>Location</b>                                                                                                                                      | <b>Description of Development</b>                                                     |
| 14 Beadle Avenue<br>Rochdale<br>Rochdale<br>OL12 9RN                                                                                                 | Certificate of lawfulness for a proposed rear dormer and single storey rear extension |

This Authority hereby certifies that on 7 June 2023, the use/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/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:**

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A and 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 and single storey rear extension

**Second Schedule**

14 Beadle Avenue  
Rochdale  
Rochdale  
OL12 9RN

Daniel Ripa  
Interim Head of Planning Services

**Date:** 17 August 2023

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

- Location Plan
- Existing and Proposed Site Plan - Drawing No. 23.3129.5 dated 05/2023
- Existing Floor Plans and Section Plan - Drawing No. 23.3129.1 dated 04/2023
- Existing Elevations - Drawing No. 23.3129.2 dated 04/2023
- Proposed Floor Plans - Drawing No. 23.3129.3A dated 05/2023
- Proposed Elevations - Drawing No. 23.3129.4B dated 05/2023

#### **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/operations\* specified in the First Schedule to take place on the land described in the Second Schedule would have been/would be\* lawful on the specified date and, therefore, would not have been/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 use/operations\* which is/are\* materially different from that/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.**

**\*delete where inappropriate**