



**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 Gary Dearden PPY Design Ltd 2 Helmshore Road Holcombe Village Bury BL8 4PA United Kingdom	25/00728/CPL
Location	Description of Development
38 Holland Street, Heywood, OL10 4JZ	Application for a certificate of lawfulness for a proposed single storey rear extension.

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the use/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 operation is **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 application property does not benefit from permitted development rights by virtue of condition 15 of Planning Permission 17/00403/FUL. The proposed development would therefore result in a breach of this condition and would be unlawful and therefore require planning permission.

First Schedule

Application for a certificate of lawfulness for a proposed single storey rear extension.

Second Schedule

38 Holland Street, Heywood, OL10 4JZ

Melanie Hale
Head of Planning Services

Date: 8 September 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).