



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:
Gavin Matz Matz Architecture 48 Welman Way Altrincham WA158WD United Kingdom	25/00867/CPL
Location	Description of Development
7 Evesham Road Middleton Rochdale M24 1PS	Application for a certificate of lawfulness for a proposed single storey rear extension

This Authority hereby certifies that on 21 August 2025, 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:

- 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

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

Second Schedule

7 Evesham Road
Middleton
Rochdale
M24 1PS

Melanie Hale
Head of Planning Services

Date: 15 October 2025

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

- Location Plan - drawing no. 2521-P0001 received 21/08/2025
- Existing and Proposed Site Plan - drawing no. 2521-P1001A received 14/10/2025

- Existing Ground Floor Plan - drawing no. 2521-P1101 received 21/08/2025
- Proposed Ground Floor Plan - drawing no. 2521-P1401 received 21/08/2025
- Existing South and North Elevation - drawing no. 2521-P3101 received 21/08/2025
- Existing West and East Elevation - drawing no. 2521-P3102 received 21/08/2025
- Proposed South and North Elevations - drawing no. 2521-P3401A received 14/10/2025
- Proposed West and East Elevation - drawing no. 2521-P3402A received 14/10/2025
- Existing and Proposed Section Plan - drawing no. 2521-P2101A received 14/10/2025

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 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 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.**