



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:
Mr Emmanuel Olaolu Ariwoola Lawal Macro Mates 83 Rowrah Crescent Middleton Rochdale M24 4WR United Kingdom	25/00749/CPL
Location	Description of Development
19A Lakeland Court, Middleton, M24 5QJ	Certificate of lawfulness for the proposed use of premises as a healthy food kitchen and cafe (Use Class E(b))

This Authority hereby certifies that on 21 July 2025, the use 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 Both the existing use (either as a shop or an office) and the proposed use as a café fall within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and as such the proposal does not meet the definition of development as set out in Section 55 of the Town and Country Planning Act (1990) and therefore does not require planning permission.

First Schedule

Certificate of lawfulness for the proposed use of premises as a healthy food kitchen and cafe (Use Class E(b))

Second Schedule

19A Lakeland Court, Middleton, M24 5QJ

Melanie Hale
Head of Planning Services

Date: 18 September 2025

For the avoidance of doubt, this certificate relates to the following:

Application Form
Location Plan

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 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 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 those described or which relates 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.**