



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 Ali Qadar 99 Edenfield Road Rochdale OL11 5AE	24/00397/CPL
Location	Description of Development
99 Edenfield Road Rochdale OL11 5AE	Application for a certificate of lawfulness for use of premises to include an online booking facility for a private hire company ancillary to the main use of the building as a dwellinghouse

This Authority hereby certifies that on 1 May 2024, 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 The proposed use of the building would not result in the change of use of the building in the context of the Town and Country (Use Classes) Order (1987) (as amended). Considering the characteristics of the proposed use, as set out within the available evidence, the proposed change of use would not be material and therefore would not comprise development in accordance with the meaning set out under S.55 of the Town and Country Planning Act 1990 and would subsequently require planning permission.

First Schedule

Application for a certificate of lawfulness for use of premises to include an online booking facility for a private hire company ancillary to the main use of the building as a dwellinghouse

Second Schedule

99 Edenfield Road
Rochdale
OL11 5AE

Melanie Hale
Head of Planning Services

Date: 5 July 2024

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 that 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.**