

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:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN	24/01183/CPL
Location	Description of Development
Ashworth Moor House Ashworth Road Heywood Rochdale OL11 5UN	Certificate of lawfulness for a proposed external storage unit

This Authority hereby certifies that on 29 November 2024, 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:

There is no evidence to suggest that permitted development rights have been removed. The proposed building to be used as a garage is for a purpose incidental to the enjoyment of the dwellinghouse.

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Certificate of lawfulness for a proposed external storage unit

Second Schedule

Ashworth Moor House
Ashworth Road
Heywood
Rochdale
OL11 5UN

Notes for applicant:

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

- Location Plan
- Proposed Site Plan Drawing No 23.3250.10
- Proposed Elevations and Floor Plan Drawing No 23.3250.7

Melanie Hale
Head of Planning Services

Date: 9 January 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.**