



**Town and Country Planning Act 1990: Section 191  
Town and Country Planning (Development Management Procedure) (England)  
Order 2015: Article 39**

## **CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT**

| <b>Correspondence Address:</b>                                                                                       | <b>Application Number:</b>                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Mrs Kate Renn<br>Southway SPV Ltd<br>Twelve Quays House<br>Egerton Wharf<br>Birkenhead<br>CH41 1LD<br>United Kingdom | 25/00033/CPE                                                                                                      |
| <b>Location</b>                                                                                                      | <b>Description of Development</b>                                                                                 |
| 13 Rochdale Road<br>Middleton<br>Rochdale<br>M24 6DW                                                                 | Application for a certificate of lawfulness for existing use of property as a HMO (Class C4) for up to six adults |

This Authority hereby certifies that on 14 January 2025 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate **were LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

**Reasons:**

- 1 The proposal falls within the parameters of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**First Schedule**

Application for a certificate of lawfulness for existing use of property as a HMO (Class C4) for up to six adults

**Second Schedule**

13 Rochdale Road  
Middleton  
Rochdale  
M24 6DW

Melanie Hale  
**Head of Planning Services**

**Date:** 4 March 2025

In the avoidance of doubt, this certificate relates to the following set of plans and documents:

- Location plan dated 14-Jan-2025
- Original floor plans
- HMO floor plans
- Schedule of Condition prepared by Southway SPV Ltd on 13 November 2024
- Building Control Final Certificate dated 20/04/2018
- Licence of House in Multiple Occupation (HMO) dated 19th April 2024

**Notes**

- 1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990**
- 2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and, therefore, was not 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.**