



**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

Correspondence Address:	Application Number:
Mr Abdul Quyyom 105 Heights Avenue Rochdale OL12 6JH	22/01562/CPE
Location	Description of Development
105 Heights Avenue Rochdale Rochdale OL12 6JH	Certificate of lawfulness for the existing use of a first floor rear extension

This Authority hereby certifies that on 14 December 2022 the operations 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 **was LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The development is lawful by virtue of Section 171B of the Town and Country Planning Act (1990) as the structure was substantially completed in excess of 4 years ago.

First Schedule

Certificate of lawfulness for the existing use of a first floor rear extension

Second Schedule

105 Heights Avenue
Rochdale
Rochdale
OL12 6JH

Daniela Ripa
Interim Head of Planning Services

Date: 8 February 2023

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

Building regulations compliance certificate: 1713797
Location plan: CL 11225791/14

Proposed floor plans: RC 08165114/2

Proposed elevations: RC 08165114/3

Existing elevations: RC 08165114/1

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 operations specified in the First Schedule taking place on the land described in the Second Schedule were lawful on the specified date and, therefore, were 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 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.**