



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 Muhammad Dabeer Rana MD Design Consultancy 97 Henderson Street, Manchester M19 2QT Manchester M19 2QT United Kingdom	25/00801/CPL
Location	Description of Development
9 Lower Beechwood Rochdale OL11 4LY	Application for a certificate of lawfulness for proposed change of use from dwelling house (C3) to a 5 bed HMO (C4) (a maximum of 5 occupants)

This Authority hereby certifies that on 1 August 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):

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

First Schedule

Application for a certificate of lawfulness for proposed change of use from dwelling house (C3) to a 5 bed HMO (C4) (a maximum of 5 occupants)

Second Schedule

9 Lower Beechwood
Rochdale
OL11 4LY

Melanie Hale
Head of Planning Services

Date: 25 September 2025

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

Location Plan and Site Plan - received 01/08/2025
Existing and Proposed Plans - received 04/08/2025

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 use specified in the First Schedule to take place on the land described in the Second Schedule would have been lawful on the specified date and, therefore, would not have been 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.