



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	25/00800/CPL
Location	Description of Development
20 Harry Street Rochdale OL11 3HS	Application for a certificate of lawfulness for the proposed change of use dwelling house (C3) into a 5 bed HMO (C4) (5 occupants)

This Authority hereby certifies that on 1 August 2025, 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:

- 1 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 and therefore comprises permitted development for which Planning Permission is not required.

First Schedule

Application for a certificate of lawfulness for the proposed change of use dwelling house (C3) into a 5 bed HMO (C4) (5 occupants)

Second Schedule

20 Harry Street
Rochdale
OL11 3HS

Melanie Hale
Head of Planning Services

Date: 26 September 2025

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

- Location Plan A204
- Proposed Plans A200
- Proposed Elevations A201
- Proposed 3D Views A202
- Fire Strategy Plan A203

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.**