



**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>                                                                                                                 |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| M Farooq<br>Building Design Services<br>418 Bury Road<br>Rochdale<br>OL16 5EU | 24/00535/CPE                                                                                                                               |
| <b>Location</b>                                                               | <b>Description of Development</b>                                                                                                          |
| 85 Trafford Street<br>Rochdale<br>OL11 3TL                                    | Application for a certificate of lawfulness (existing) for the conversion of one bedroom flat into two bedroom flat (internal alterations) |

This Authority hereby certifies that on 5 June 2024 the matters 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 proposed internal changes are not considered to meet the definition of 'development' as per the meaning set out in Section 55 of the Town and Country Planning Act 1990, and therefore do not require planning permission.

**First Schedule**

Application for a certificate of lawfulness (existing) for the conversion of one bedroom flat into two bedroom flat (internal alterations)

**Second Schedule**

85 Trafford Street  
Rochdale  
OL11 3TL

Melanie Hale  
**Head of Planning Services**

**Date:** 19 September 2024

- Proposed elevations, floor plan, site plan: 2185/1

- Location plan

**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 matters 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 matters described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matters which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.**