

Town and Country Planning Act 1990 : Section 191 & 192

(as amended by Section 10 of the Planning and Compensation Act 1991)

**Town and Country Planning (General Permitted Development) (England) Order
2015 (as amended)****Certificate of Lawful Use or Development**

Adrian Rose
Rose Consulting
16 Rhodesia Avenue
Halifax
HX3 0PB

Date of Application
15 March 2022

Application No.
133215/LP/2022

The Manchester City Council hereby certify that on 15 March 2022 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Approved on the basis that the proposed occupation of 41 Stephens Road as detailed on the submitted document and drawings stamped as received by the City Council on 15th March and by email from Adrian Rose Consultants on 9th May 2022 respectively and referenced:

Forms relating to an application for a Lawful Development Certificate 15th March 2022
Existing and proposed floor plans and elevations 9th May 2022
Planning Statement prepared by Rose Consulting received 15th March 2022
Location Plan received 15th March 2022

Constitutes a Class C2 use for occupation by up to three people living together as a single household and receiving care as defined by Town and Country Planning (Use Classes) Order 1987 (as amended).

The permitted lawful use of the property is solely as described in the description of development on the application form and Supporting Statement by Rose Consulting all received 15th March 2022 and Existing and Proposed Floor Plans received by email from Adrian Rose consultant 9th May 2022 respectively. Any change in the use of the property from the described development to any alternative use within Use Class C2 would require a separate application for planning permission.

Date: 10 May 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Certificate of Lawfulness

First Schedule

Certificate of Lawful Proposed Development for Use of a C3a dwelling for a children's home for one child, with two carers sleeping overnight, working on a rota basis (C2)

Second Schedule

41 Stephens Road
Manchester
M20 4XB

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule, taking place on the land described in the Second Schedule, is lawful.
3. This certificate is issued solely 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, as amended, 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 begun, in any of the matters relevant to determining such lawfulness.





