

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**

Mr Ronald Gonshaw
Gonshaw Associates
The Studio
3 Kendle Drive
SK8 4QJ

Date of Application
3 March 2022

Application No.
133046/LP/2022

The Manchester City Council hereby certify that on 3 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:

Approve on the basis that the proposed garage conversion shown on the drawings numbered 40369/08- Location Plan and 40359/09-Existing and Proposed Plans and Elevations. stamped as received by the City Council as Local Planning Authority on the 24th February 2022, constitutes permitted development in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Permitted development rights Part 1 Development within the curtilage of a dwellinghouse Class A - Enlargement, improvement or other alteration of a dwellinghouse

Date: 26 April 2022

Signed: 

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 proposed lawful development - Conversion of garage into a habitable room, replace garage doors with infill brickwork and window

Second Schedule

11A Cresswell Grove
Manchester
M20 2NH

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.



