

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 Niamat Ali
NA Design
47 Egerton Road South
Chorlton Cum Hardy
Manchester
M21 0YW

Date of Application

10 January 2022

Application No.

132629/LP/2022

The Manchester City Council hereby certify that on 10 January 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:

The proposed rear roof extensions and windows to the front roof plane relating to 24 Falshaw Way Manchester M18 7TG as shown on the application forms and drawings stamped as received by the City Council as local planning authority on 5 January 2022 and 3 February 2022 and referenced:

Application forms
Location plan with a red edge
Existing plan Ref: NA-B01
Proposed plan Ref: NA-B02
Section Ref NA-B03

constitutes permitted development in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Article 3, Permitted development rights, Part 1, Class B, Permitted development - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof and Class C - other alterations to the roof of a dwellinghouse and on the basis that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 7 February 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 for the erection of rear roof dormer and installation of rooflight to the front roof slope

Second Schedule

24 Falshaw Way
Manchester
M18 7TG

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.



