

**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 Leonardo Fellone  
2 Sheepfoot Lane  
M25 0BL

**Date of Application**

20 July 2021

**Application No.**

131124/LP/2021

The Manchester City Council hereby certify that on 20 July 2021 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 proposal detailed on:

- Proposed- Elevations, numbered E04, stamped as received by the City Council as Local Planning Authority on 20 July 2021
- Proposed- Floor Plans, numbered P02, stamped as received by the City Council as Local Planning Authority on 20 July 2021
- Proposed- Sections, numbered S05, stamped as received by the City Council as Local Planning Authority on 20 July 2021
- Location Plan, stamped as received by the City Council as Local Planning Authority on 20 July 2021
- Supporting Information, stamped as received by the City Council as Local Planning Authority on 20 July 2021

constitute permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 13 September 2021

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 a single storey rear extension

### **Second Schedule**

8 Buerton Avenue  
Manchester  
M9 0PX

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.





