

Town & Country Planning Act 1990 Section 191 (as amended)
Town & Country Planning (Development Management Procedure)
(England) Order 2015

Refusal of Certificate of Lawfulness

Applicant

Mr Philip James
Philip James Lettings
151 Burton Road
Didsbury
Manchester
M20 1LD

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful use of the property as a House in Multiple Occupation (C4 use)

Location: 2A Davenport Avenue, Manchester, M20 3EY

Date of application: 13 September 2021

Application number: 131500/LE/2021

Part 2 – Particulars of decision

Based on the information provided, Manchester City Council is not satisfied of the lawfulness of the use at the time of the application and therefore refuses the application for the reason(s) listed below.

Reason(s) for decision

1) The applicant has failed to demonstrate that number 2A Davenport Avenue has been occupied as a small scale house in multiple occupation (Class C4 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) for a continual 10 year period up to the date of the application or that the use was begun immediately prior to 8th October 2011 and that this has continued up to the present time.

Date: 4 November 2021

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990.

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.