MANCHESTER CITY COUNCIL

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	**Application No.**
19 April 2021	130093/LP/2021

The Manchester City Council hereby certify that on 19 April 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 within the submitted application form and on drawings titled:
Location Plan received 19th April 2021
NA-B01- Proposed Floor Plans and Elevations received 19th April 2021
constitute permitted development as prescribed by Schedule 2, Part 1, Class E of the Town and Country (General Permitted Development) Order 2015 (as amended).

The outbuilding subject to the certificate of lawfulness hereby granted shall only be used for purposes incidental to the enjoyment of the main dwellinghouse at 117 Mauldeth Road West only and shall not be used as a self-contained unit or separate dwellinghouse at any time.

Reason - To prevent any over intensive use of the property and to safeguard the amenity of neighbouring residential occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Date: 19 May 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Certificate of Lawfulness

First Schedule

Certificate of Lawful Proposed Development for the erection of single storey outbuilding in rear garden

Second Schedule

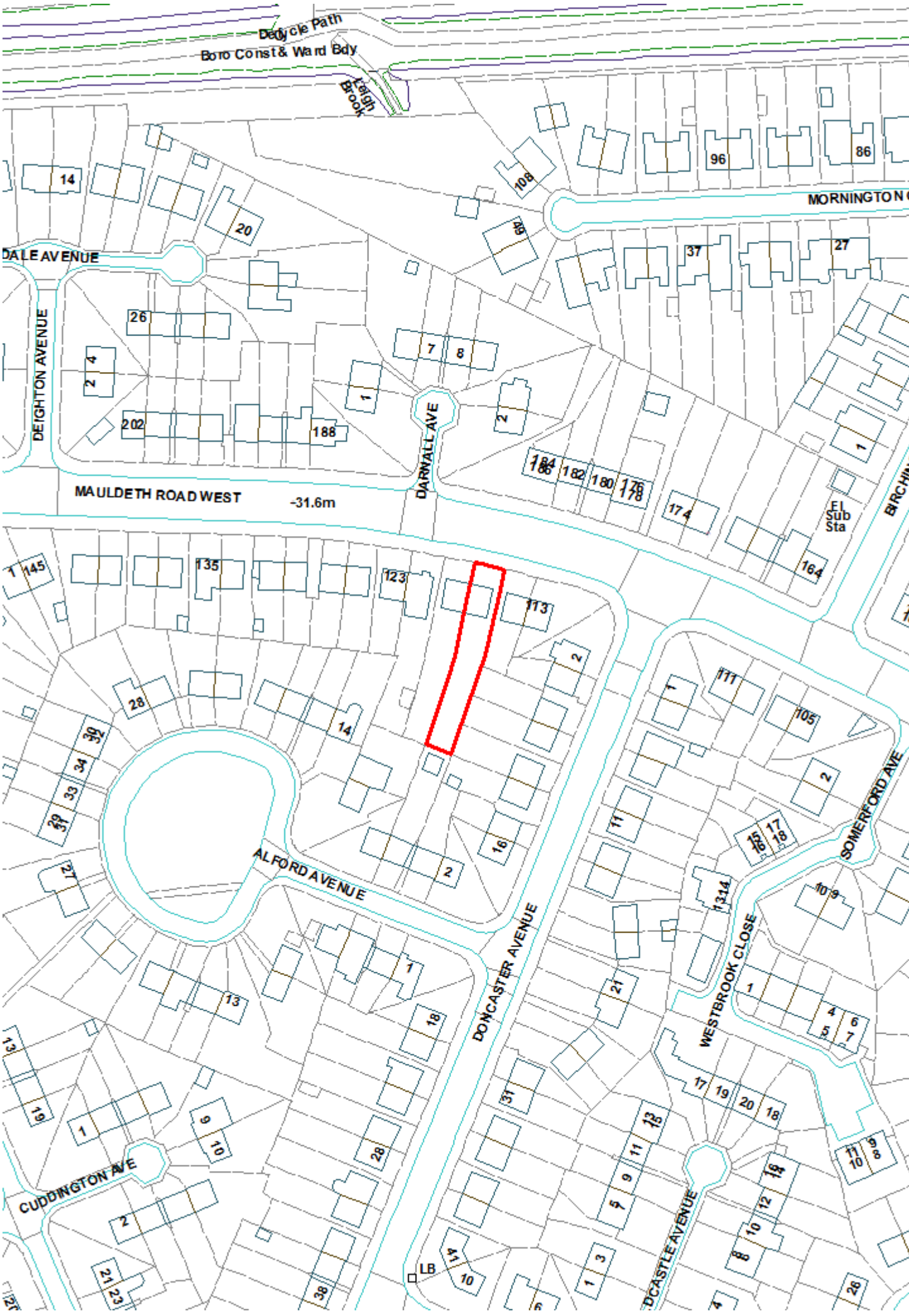
117 Mauldeth Road West
Manchester
M20 1BB

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.


Cycle Path
Boro Const & Ward Bdy
Leigh Brook
MORNINGTON
DALE AVENUE
DEIGHTON AVENUE
MAULDETH ROAD WEST
-31.6m
DARNALL AVE
ALFORD AVENUE
DONCASTER AVENUE
SOMERFORD AVE
WESTBROOK CLOSE
CUDDINGTON AVE
DCASTLE AVENUE
BIRCH
El Sub Sta
LB

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