

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 John Albutt
PZvi Architects & Designers Ltd.
47A Park Lane
Stockport
SK12 1RD

Date of Application

26 April 2021

Application No.

130046/LP/2021

The Manchester City Council hereby certify that on 26 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:

The proposed rear roof extensions and windows to the front roof plane relating to a 4 bedroom small scale house in multiple occupation (Class C4) at 17 Bankfield Avenue Manchester M13 0YQ as shown on documents and drawings stamped as received by the City Council as local planning authority on 14 April 2021 and 26 April 2021:

Application forms

Drawings referenced:

KR657-40-PL-1001 LOCATION PLAN
KR657-40-PL-1002 EXISTING SITE PLAN
KR657-40-PL-1003 EXISTING GROUND FLOOR PLAN
KR657-40-PL-1004 EXISTING FIRST FLOOR PLAN
KR657-40-PL-1006 EXISTING ROOF PLAN
KR657-40-PL-1007 EXISTING NORTH & SOUTH ELEVATIONS
KR657-40-PL-1008 EXISTING WEST ELEVATIONS
KR657-40-PL-2002 PROPOSED SITE PLAN
KR657-40-PL-2003 PROPOSED GROUND FLOOR PLAN
KR657-40-PL-2004 PROPOSED FIRST FLOOR PLAN
KR657-40-PL-2005 A PROPOSED SECOND FLOOR PLAN
KR657-40-PL-2006 PROPOSED ROOF PLAN
KR657-40-PL-2007 A PROPOSED NORTH AND SOUTH ELEVATIONS
KR657-40-PL-2008 A PROPOSED WEST ELEVATION
KR657-40-PL-2009 PROPOSED WEST ELEVATIONS

Materials specification: Homeline Cellular PVC-u cladding system in slate grey.

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 bathroom and other windows so identified on drawing referenced on the approved drawings shall be maintained with obscured glazing to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Date: 21 June 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 installation of a rear roof dormer

Second Schedule

17 Bankfield Avenue
Manchester
M13 0YQ

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.



