

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

8 October 2020

Application No.

127979/LP/2020

The Manchester City Council hereby certify that on 8 October 2020 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:

In this case, negotiations were undertaken with the applicant's agent to ensure that the proposed works fully complied with the relevant criteria as set out in: The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Permitted development rights Part 1: Class A Permitted development - The enlargement, improvement or other alteration of a dwellinghouse: in this case a single storey rear extension to a dwellinghouse and Class C - other alterations to the roof of a dwellinghouse.

The proposed rear roof extensions and windows to the front roof plane relating to 43 Bankfield Avenue, Manchester, M13 0YQ as shown on the application forms and drawings stamped as received by the City Council as local planning authority on 14 September 2020, 8 October 2020, 13 November 2020 and 16 December 2020 referenced:

Application forms

Location plan with a red edge Ref: KN65717-PL-101
Existing site plan Ref: KN65717-PL-102
Existing Ground floor plan Ref: KN65717-PL-103
Existing first floor plan Ref: KN65717-PL-104
Existing roof plan Ref: KN65717-PL-105
Existing front elevation Ref: KN65717-PL-106
Existing rear elevation Ref: KN65717-PL-107A
Existing side elevation Ref: KN65717-PL-108A

Proposed plan Ref: KN65717-PL-202A

Proposed ground floor plan Ref: KN65717-PL-203C
Proposed first and second floor plan Ref: KN65717-PL-204A
Proposed roof plan Ref: KN65717-PL-205B
Proposed south elevation Ref: KN65717-PL-206
Proposed north elevation Ref: KN65717-PL-207C
Proposed east elevation Ref: KN65717-PL-208C
Proposed west elevation Ref: KN65717-PL-209A

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:

- i. 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;
- ii. 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: 17 December 2020

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 rear roof extensions and windows to the front roof plane.

Second Schedule

43 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.



