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

Date of Application
1 May 2020

Application No.
126821/LP/2020

The Manchester City Council hereby certify that on 1 May 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 with the applicant's agent were not required as 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 54 Bankfield Avenue Manchester M13 0ZP as shown on the application forms and drawings stamped as received by the City Council as local planning authority on 30 April 2020, 1 May 2020, 20 May 2020 and 1 June 2020 referenced:

Location plan with a red edge Ref: 734NR-PL-102
Existing floor plans Ref: 735NR-PL-103
Existing Elevations Ref: 735NR-PL-104
Proposed ground and first floor plans Ref: 735NR-PL-203
Proposed loft layout Ref: 735NR-PL-204 Rev B
Proposed Elevations Ref: 735NR-PL-205 Rev A
Proposed Elevations (East and West) Ref: NR735-PL-206
Section BB Ref: NR735-PL-207 Rev A
Material sample confirming use of Tapco Slate Classic Roof Tile (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: 2 June 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 installation of roof dormers to the rear of main roof and rear outrigger

Second Schedule

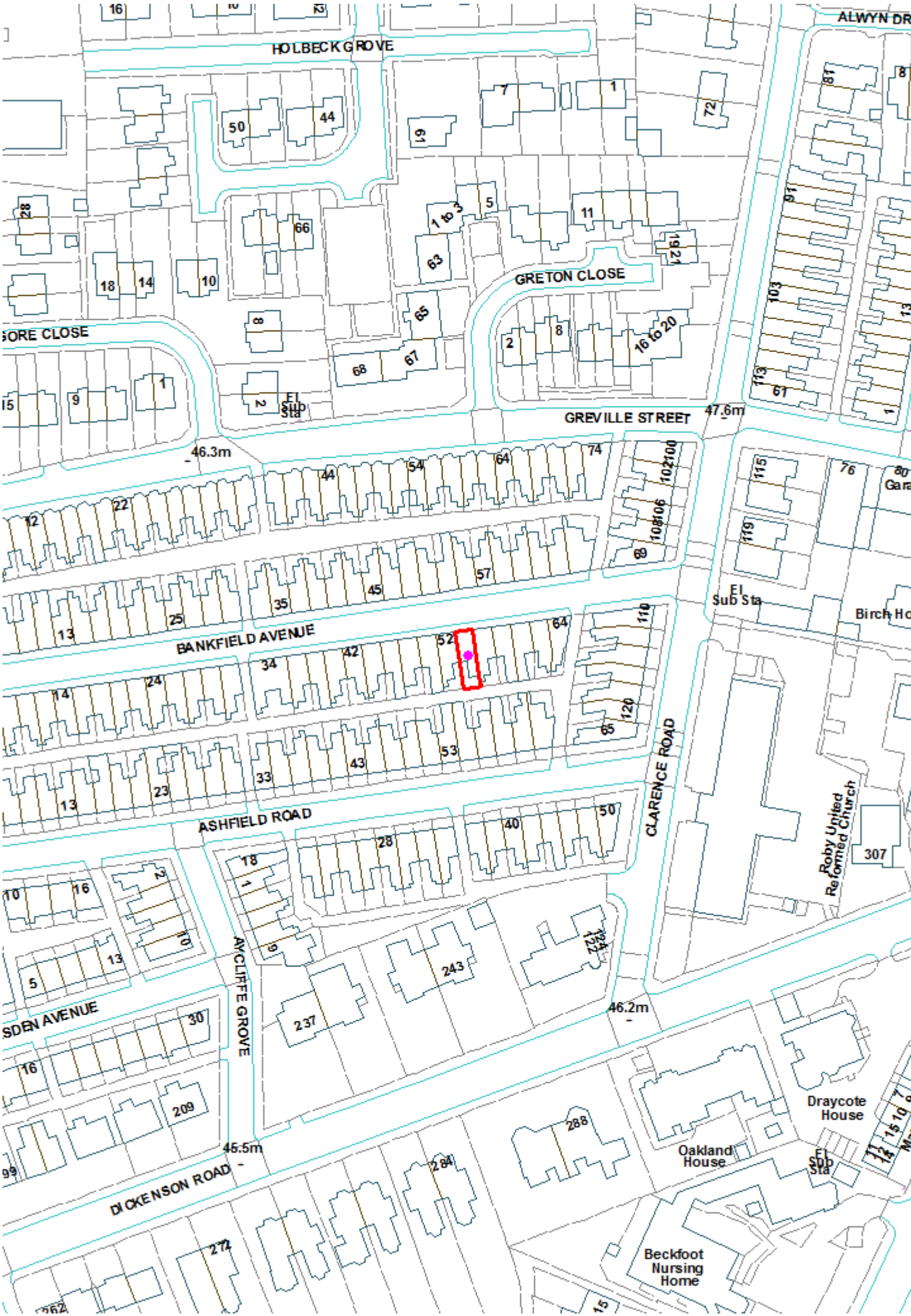
54 Bankfield Avenue
Manchester
M13 0ZP

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.


HOLBECK GROVE
GRETON CLOSE
GREVILLE STREET
47.6m
46.3m
BANKFIELD AVENUE
ASHFIELD ROAD
CLARENCE ROAD
AYCLIFFE GROVE
DICKENSON ROAD
46.2m
45.5m
El Sub Sta
Roby United Reformed Church
Draycote House
Oakland House
Beckfoot Nursing Home
Birch Ho
ALWYN DR

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