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 Richard Ward
Warburton Associates
The Old Police Station
62 Chapel Street
Salford
Manchester
M3 7AA

Date of Application
18 September 2019

Application No.
124872/LP/2019

The Manchester City Council hereby certify that on 18 September 2019 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 the proposed rear extension shown on the drawing numbered '5000/101', stamped as received by the City Council as Local Planning Authority on the 18th September 2019, constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date: 12 November 2019

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 a single storey rear extension

Second Schedule

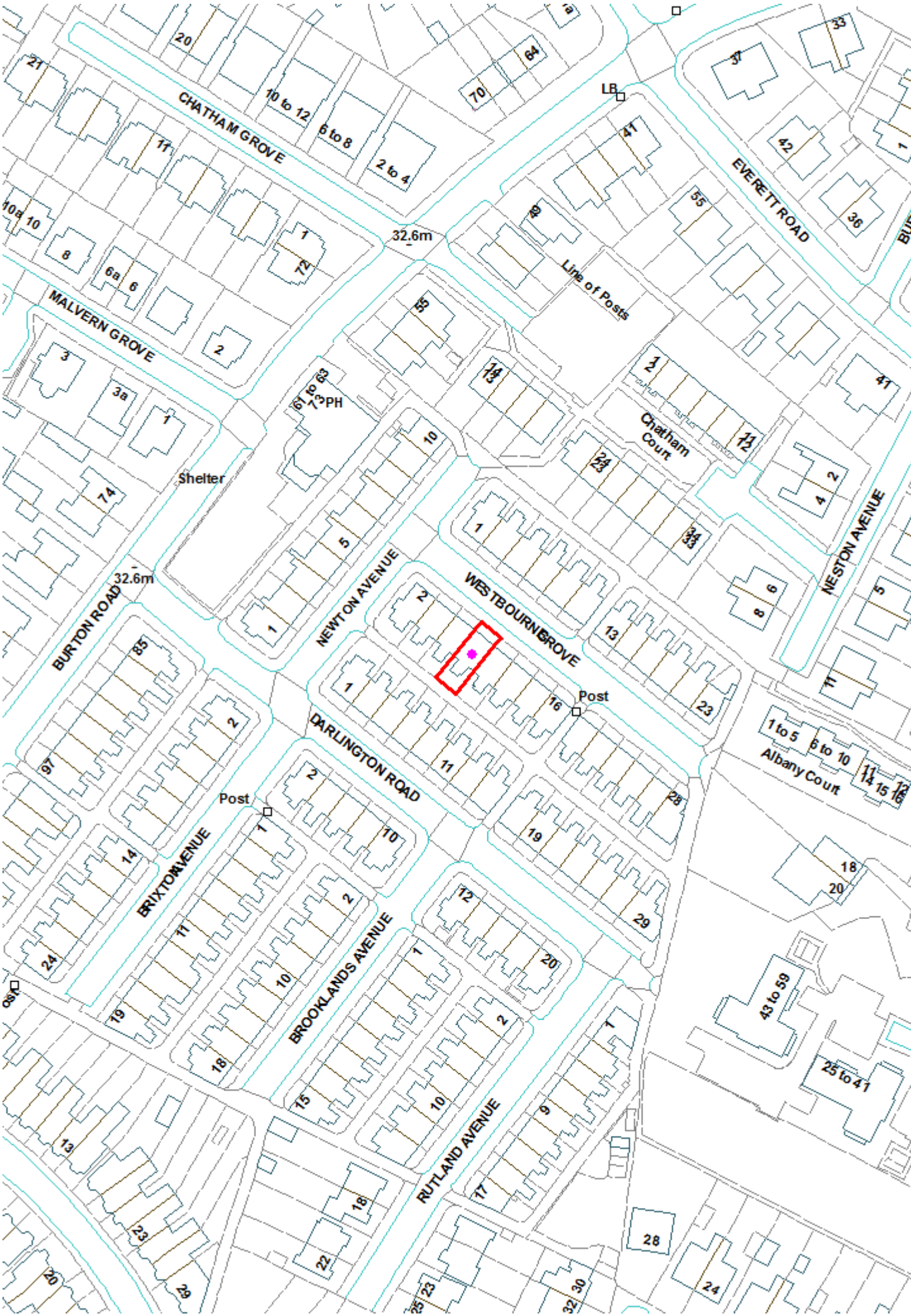
8 Westbourne Grove
Old Moat
Manchester
M20 1JA

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.


CHATHAM GROVE
MALVERN GROVE
EVERETT ROAD
NESTON AVENUE
BURTON ROAD
NEWTON AVENUE
WESTBOURNE GROVE
DARLINGTON ROAD
BRIXTON AVENUE
BROOKLANDS AVENUE
RUTLAND AVENUE
Line of Posts
Chatham Court
Albany Court
Shelter
Post
Post
LB
32.6m
32.6m
10 to 12
6 to 8
2 to 4
61 to 63
73 PH
1 to 5
6 to 10
43 to 59
25 to 41

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