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 & Country Planning General Development (Amendment No.5) Order 1992

Certificate of Lawful Use or Development

James Sexton
39 Carmoor Road
Ardwick
Manchester
M13 0EA

Date of Application
28 March 2013

Application No.
102057/LE/2013/N2

The Manchester City Council hereby certify that on 28 March 2013 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The applicant has been advised of the issues emerging as a result of the introduction of the Article 4 Direction and the information required to allow the application to be assessed. The submitted information has been sufficient allow the application to be viewed positively.

From the information that has been provided it is considered, that on the balance of probabilities, the lawful use of the premises is as a 5 bedroom House in Multiple Occupation (HMO - Class C4).

Date: 20 May 2013

Signed:

Julie Roscoe
Head of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Certificate of Lawfulness

First Schedule

CERTIFICATE OF EXISTING LAWFUL DEVELOPMENT to use of dwellinghouse as a 5 no. bedroom House in Multiple Occupation (HMO)(Class C4)

Second Schedule

39 Carmoor Road
Ardwick
Manchester
M13 0EA

1. This certificate is issued solely for the purposes of section 191 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.