MANCHESTER
CITY COUNCIL

Town and Country Planning Act 1990 : SECTION 191 AND 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (AMENDMENT NO.5) ORDER 1992

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mr Matthew McNulty
11 Whalley Avenue
Chorlton
Manchester
M21 8TU

Date of Application	Application No.
22 June 2009	090407/LP/2009/S1

The Manchester City Council hereby certify that on 22 June 2009 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:

From the evidence available, the proposed dormer (as indicated on drawings 0902-102 rev b, 0902-103 rev b, 0902-104 rev b, stamped as received by the City Council on the 22nd June 2009) would constitute permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 and to undertake the works proposed on the drawings provided would be lawful without the grant of express planning permission.

Signed……

Peter Babb, Head of Planning

on behalf of Manchester City Council,
Town Hall,
Manchester M60 3NY

CERTIFICATE OF LAWFULNESS

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT for the erection of a dormer window on rear elevation

SECOND SCHEDULE

14 Groby Road
Chorlton
Manchester
M21 9GQ

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.