

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant

Mr G Khan
12 Greenbrow Road
Manchester
M23 1EX

Agent

Mr V Alyas
Architek UK
916 Stockport Road
Levenshulme
Manchester
M19 3AB

Date of Application

17 March 2025

Application No.

141131/LP/2024

First Schedule

Use of property as a cafe/restaurant (Use Class E).

Second Schedule

12 Greenbrow Road
Manchester
M23 1EX

Manchester City Council hereby certify that on 17 March 2025 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The existing use of the property falls within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), which covers the display or retail sale of goods to visiting members of the public. The proposed use falls within Class E(b), which relates to the sale of food and drink principally to visiting members of the public, where consumption is mostly undertaken on the premises.

As both the existing and proposed uses fall within the same use class (Class E), the change of use does not constitute development under Section 55 of the Town and Country Planning Act 1990. Therefore, planning permission is not required for the proposed change of use.

Date: 30 July 2025

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.

