MANCHESTER CITY COUNCIL

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

Refusal of Certificate of Lawful Use or Development

Applicant
A Kelso
26 Cleveland Road
Lytham
FY8 5JH

Agent
Stephen Lamb
Steve Lamb
11 Princes Road
Heaton Moor
Stockport
SK4 3NQ

Date of Application
30 May 2025

Application No.
143078/LP/2025

First Schedule

Anthracite shiplap cladding to existing dormer to be removed and replaced by slate grey Bitmet Tiles.

Second Schedule

206 Moseley Road
Manchester
M14 6PB

Manchester City Council are not satisfied that on 30 May 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 dormer as shown in drawings number 1 - 8, is unauthorised as it was not built in full compliance with the conditions and limitations of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) when it was erected or constructed, specifically Part 1, Schedule 2, Class B.

The Town and Country (General Permitted Development) (England) Order 2015 (as amended) does not grant retrospective planning permission, therefore the proposed replacement materials could not be undertaken lawfully, as planning permission is required for the entirety of the development.

Date: 23 July 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

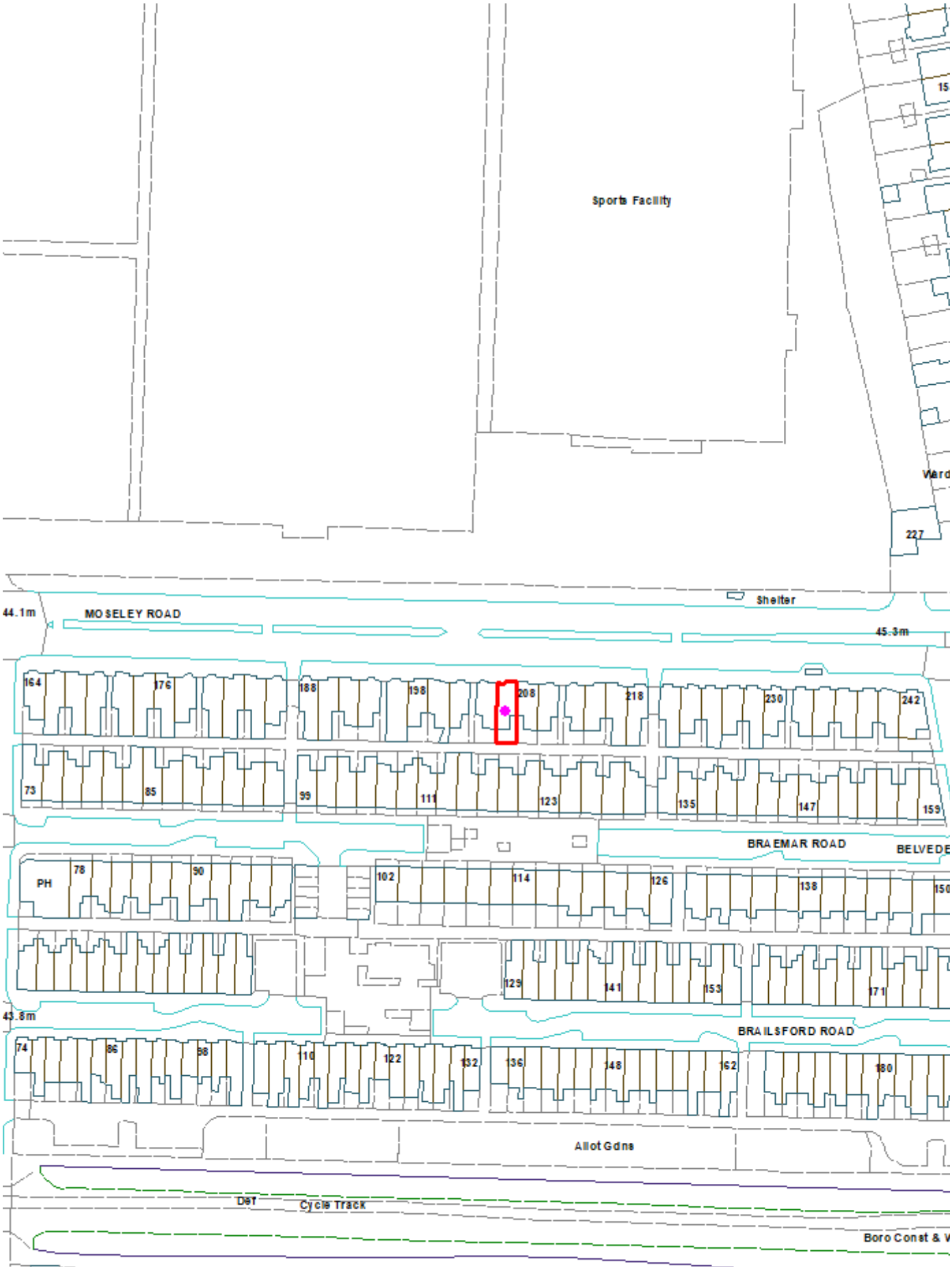
Notes to applicant

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.



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