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)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Rob Lewtas
77 Victoria Avenue East
Manchester
M9 6HP

Agent
Mr Joe Jennings
ExtensionsNW Ltd
3 Cribden Street
Rawtenstall
Rossendale
BB4 8HZ

Date of Application
29 May 2025

Application No.
143065/LP/2025

First Schedule

Erection of hip-to-gable roof extension to side, rear dormer and installation of rooflights to front

Second Schedule

77 Victoria Avenue East
Manchester
M9 6HP

Manchester City Council hereby certify that on 29 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 hip-to-gable roof alterations and rear dormer as shown on drawings 3531 - 02 REV A constitutes permitted development in accordance with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is subject to compliance with Condition B.2(a), which requires that the materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

2) The two front rooflights, as shown on drawing 3531 - 02 REV constitutes permitted development. The rooflights as installed meet the requirements of Part 1, Schedule 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 23 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

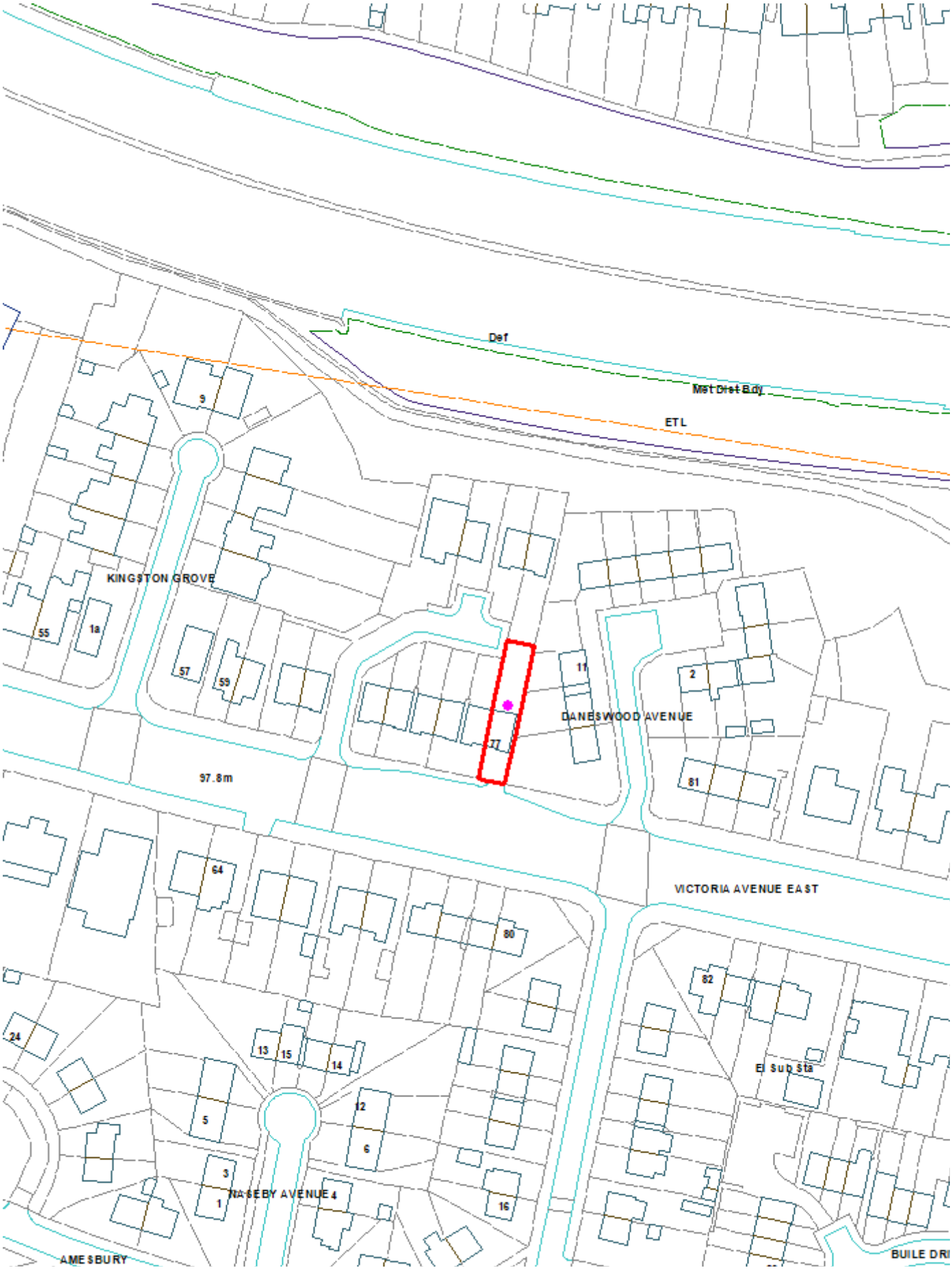
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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.



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