

**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 M Dunn & Mrs N Entwistle  
40 Kensington Road  
Manchester  
M21 9AX

**Agent**

Ms Sarah Bolsover  
Smashbox Architecture  
97 Alderley Road  
Wilmslow  
SK9 1PT

**Date of Application**

20 February 2025

**Application No.**

142167/LP/2025

**First Schedule**

Enlargement of dwellinghouse with a rear dormer and installation of two front rooflights.

**Second Schedule**

40 Kensington Road  
Manchester  
M21 9AX

Manchester City Council hereby certify that on 20 February 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 proposed enlargement of dwellinghouse with rear dormer and 2no. rooflights to front roof as shown on drawings 7024\_PL02, 7024\_PL10, 7024\_PL11 and 7024\_PL12 does constitute permitted development as it would meet the requirements of Part 1, Schedule 2, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 14 April 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.

