

**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 I Borisov  
257 Hollyhedge Road  
Manchester  
M22 4QD

**Agent**

Mr T Prideaux  
RBA Town Planning  
Cutter Mill  
7 Tile Yard North  
Wakefield  
WF1 5FY

**Date of Application**

5 August 2024

**Application No.**

140691/LP/2024

**First Schedule**

Erection of outbuilding

**Second Schedule**

257 Hollyhedge Road  
Manchester  
M22 4QD

Manchester City Council hereby certify that on 5 August 2024 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 single storey rear extension as shown on drawings 257HHR-001 Vs A and Site Plan constitutes permitted development in accordance with Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 7 October 2024

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.

