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
Nayab Butt
36 Walker Road
Manchester
M9 6RF

Agent
Tomislav Vuletic
Flocc Studio Ltd
157 Harcourt Street
Stockport
SK5 6UP

Date of Application
11 March 2024

Application No.
139372/LP/2024

First Schedule

Erection of a single storey outbuilding in the rear garden

Second Schedule

36 Walker Road
Manchester
M9 6RF

Manchester City Council hereby certify that on 11 March 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 outbuilding as shown on the submitted drawings WD2.2 Rev C, WD3.2 Rev C, WD3.3 Rev D and WD5.5 Rev C constitute 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), and the proposed rear outbuilding is considered to be incidental to the enjoyment of the dwellinghouse.

Date: 24 May 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

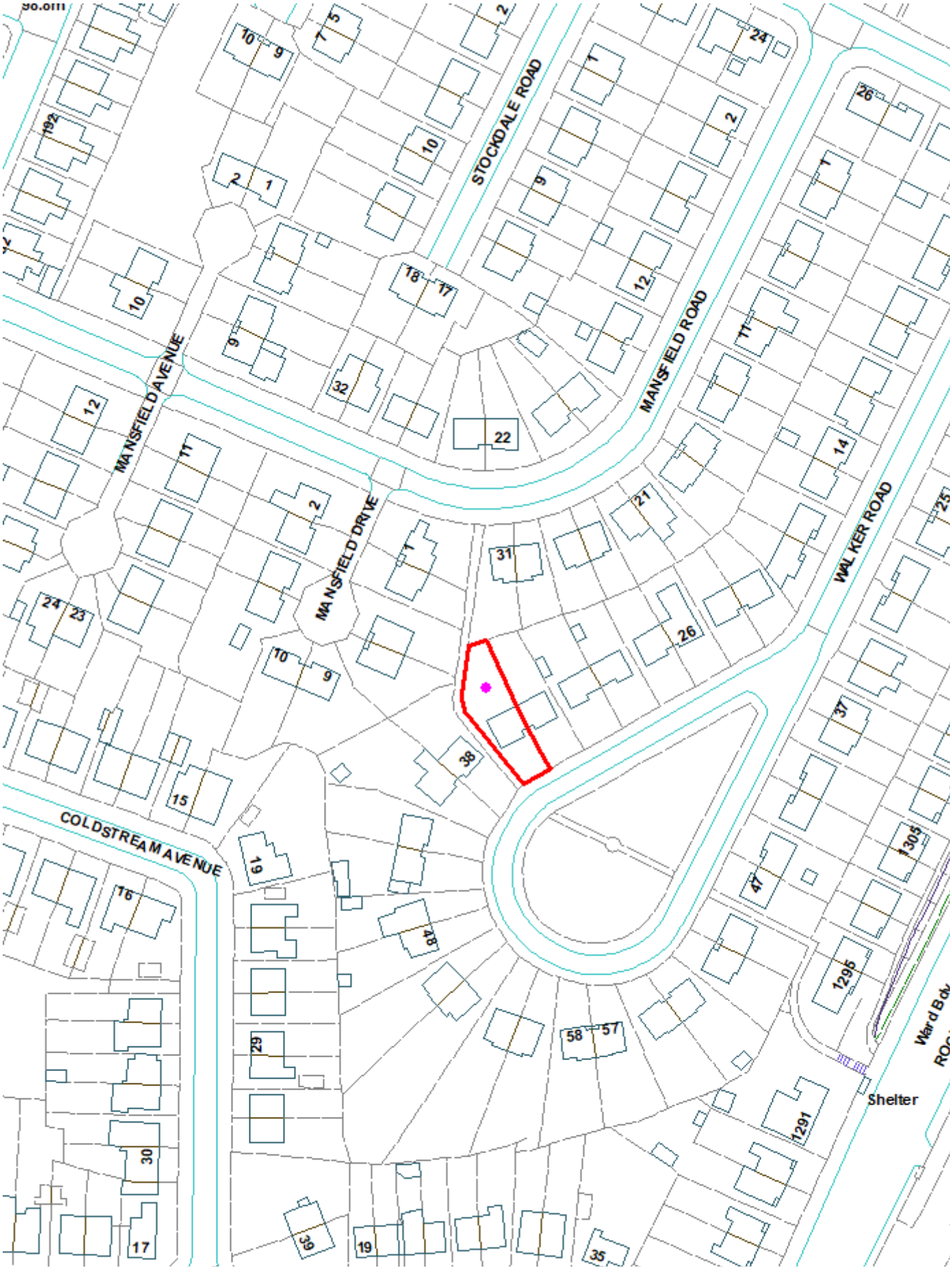
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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.



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