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
Kerrie Wynter
1 Thoresway Road
Manchester
M13 0XN

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

Date of Application
6 November 2023

Application No.
138493/LP/2023

First Schedule

Proposed hip to gable, rear facing dormer loft conversion, 3no. front rooflights and internal alterations to an existing dwelling

Second Schedule

1 Thoresway Road
Manchester
M13 0XN

Manchester City Council hereby certify that on 6 November 2023 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) Grant on the basis that the proposed hip to gable and rear facing dormer loft conversion and installation of 3no front rooflights as shown on drawings WD5.3 and WD5.4 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).

2) The building works relating to internal work such as removing existing internal walls and upgrading or replacing internal doors as shown on drawings WD5.3 and WD5.4 are considered to be in line with Section 55(2)(a) of the Act and do not constitute development.

This does not grant any permissions or consents required separately under the Building Regulations.

Date: 4 January 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

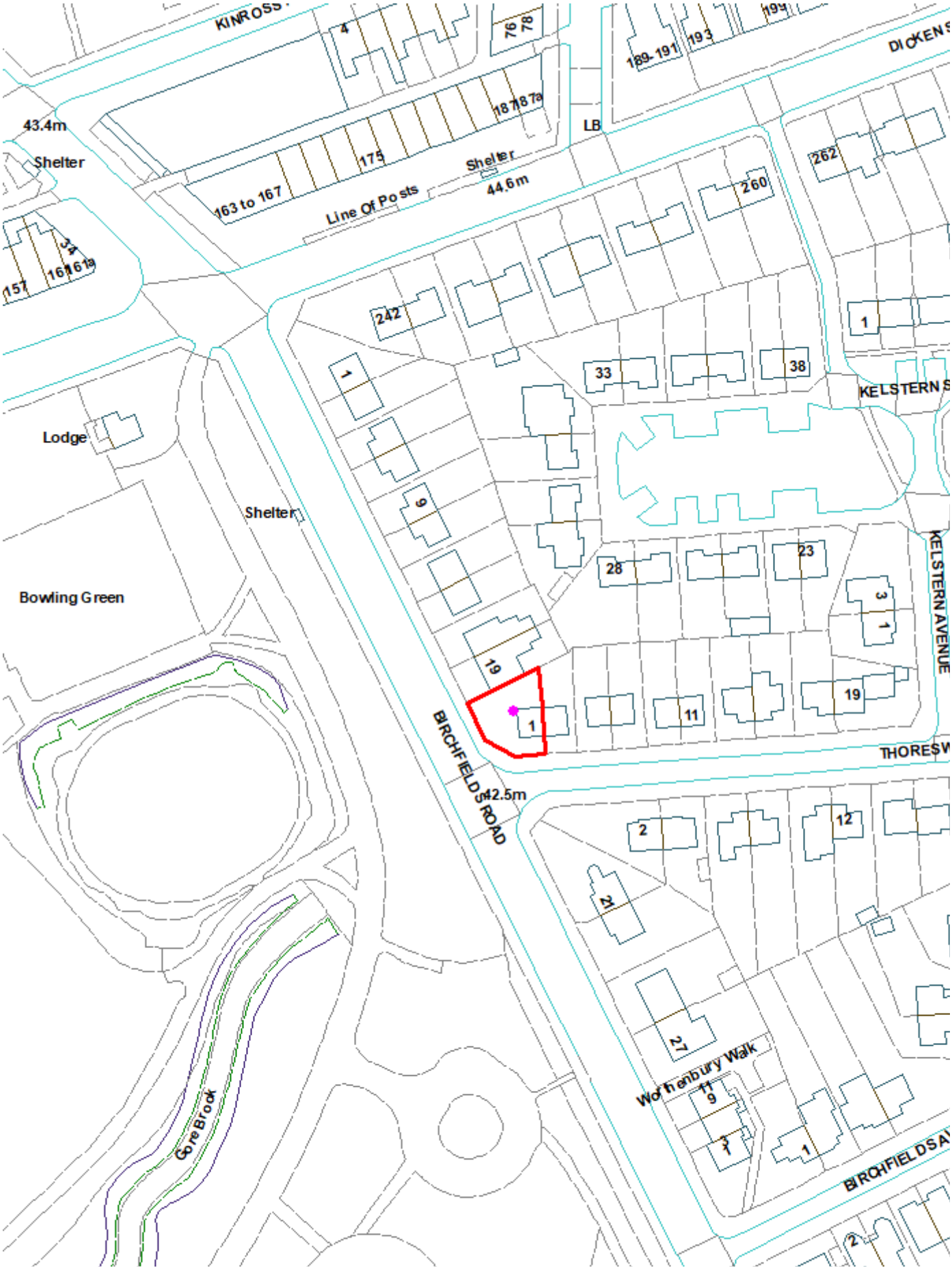
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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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