

**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

Ms Frances Bannister
10 Bradwell Avenue
Manchester
M20 1JX

Agent

Mr Daniel Kelso
Architecture Unknown
The Courtyard Royal Mill
17 Redhill Street
Manchester
M4 5BA

Date of Application

5 July 2023

Application No.

137484/LP/2023

First Schedule

Enlargement of dwellinghouse comprising of Part A - Installation of rear dormer, Part B installation of 6no. rooflights (3no. to front main roof and 3no. to rear extension roof) and Part C - relocation of Soil and Vent pipe (SVP)

Second Schedule

10 Bradwell Avenue
Manchester
M20 1JX

Manchester City Council hereby certify that on 5 July 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 Part A on the basis that the proposed rear dormer as detailed on the submitted drawings 21.078.203 P1, 21.078.302 P1 and 21.078.402 P2 does constitute permitted development and is in accordance with Part 1, Schedule 2, Class B of the Town and Country (General Permitted Development) Order 2015 (as amended).

2) Grant Part B on the basis that the 6no.rooflights as shown on the submitted drawings 21.078.203 P1, 21.078.302 P1 and 21.078.402 P2 constitutes permitted development in accordance with Part 1, Schedule 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3) Grant Part C on the basis that the soil and vent pipe as shown on the submitted drawings 21.078.203 P1, 21.078.302 P1 and 21.078.402 P2 constitutes permitted development in accordance with Part 1, Schedule 2, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 19 October 2023

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.

