

**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

Mrs Caroline Cadoo
90 St Werburghs Road
Manchester
Manchester
M21 0UL

Agent

Mrs Amy Axon
Guy Taylor Associates
Trafalgar House
5-7 High Lane
Manchester
M21 9DJ

Date of Application

29 March 2023

Application No.

136611/LP/2023

First Schedule

Enlargement of dwellinghouse comprising of the erection of a rear dormer, installation of 4no. rooflights (3no. front and 1no. rear) and render to rear of property.

Second Schedule

90 St Werburghs Road
Manchester
M21 0UL

Manchester City Council hereby certify that on 29 March 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 rear dormer and 4no rooflights as shown on drawings 23-0003-03-003 P01 and location plan received on 29 March 2023 and drawings 23-0003-03-004 P02 and 23-0003-03-101 P03 received on the 22 May 2023, constitutes permitted development in accordance with Part 1, Schedule 2, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) Grant on the basis that the render as shown on drawing 23-0003-03-101 P03 received on the 22 May 2023, constitutes permitted development in accordance with Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 25 May 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.

