

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

Jocelyn Alphonse Pokam
4 Bankwell Street
Manchester
M15 5LN

Agent

Tomislav Vuletic
FLOCC Studio Ltd
157 Harcourt Street
Stockport
SK5 6UP

Date of Application

23 June 2022

Application No.

134144/LP/2022

First Schedule

Erection of a single storey rear extension to create additional living accommodation and elevational alterations to front of property including fence.

Second Schedule

4 Bankwell Street
Manchester
M15 5LN

Manchester City Council hereby certify that on 23 June 2022 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 single storey rear extension and elevational alterations as shown on drawing WD2.2, WD3.2, WD3.3, WD5.3, WD5.4 Rev A and location plan received by the City Council constitutes permitted development in accordance with Part 1, Schedule 2, Class A and with Part 2, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 5 August 2022

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.

