

**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

Mr & Mrs Harrison
42 Darley Avenue
Manchester
M21 7GG

Agent

Mr Anil Mistry
104 Elgin Street
Ashton-under-Lyne
OL7 9BQ

Date of Application

6 March 2026

Application No.

145318/LP/2026

First Schedule

Insertion of new ground floor window in association with the conversion of the integrated existing garage into habitable room together with a new front door and window.

Second Schedule

42 Darley Avenue
Manchester
M21 7GG

Manchester City Council hereby certify that on 6 March 2026 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 external alterations to the front elevation of the dwellinghouse, namely the removal of the garage door and replacement with a window, together with the replacement of the existing front door and the addition of a vertical sidelight window, would amount to permitted development pursuant to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the compliance with Condition A.3(a) of the Order.

The proposed conversion of the garage comprised part of the development permitted under planning permission reference 129513/FH/2021, and the local planning authority are satisfied that development forming part of this permission, namely the single storey rear extension, was commenced on or before 19 May 2024, in compliance with Condition 1 of the planning permission; as such, planning permission 129513/FH/2021 has lawfully begun, and the remaining works can lawfully continue.

Date: 16 April 2026

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.

