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
Mr Peter Georgiou
13 Redburn Road
Manchester
M23 1AH

Agent
Mr P Anderton
B2 Architecture Ltd
2B Beech Road
Hale
Altrincham
WA15 9HX

Date of Application
3 December 2025

Application No.
144625/LP/2025

First Schedule

Hip to gable roof alteration and addition of a rear dormer together with a single storey rear extension

Second Schedule

13 Redburn Road
Manchester
M23 1AH

Manchester City Council hereby certify that on 3 December 2025 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 hip to gable roof extension and rear dormer as shown on drawing no. 01 constitutes permitted development as the proposal would comply with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to compliance with the requirements of condition B.2(a).

2) The proposed single storey rear extension as shown on drawings no. 01 and 03 constitutes permitted development as the proposal accords with the requirements of Part 1, Schedule 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of condition A.3(a).

Date: 29 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

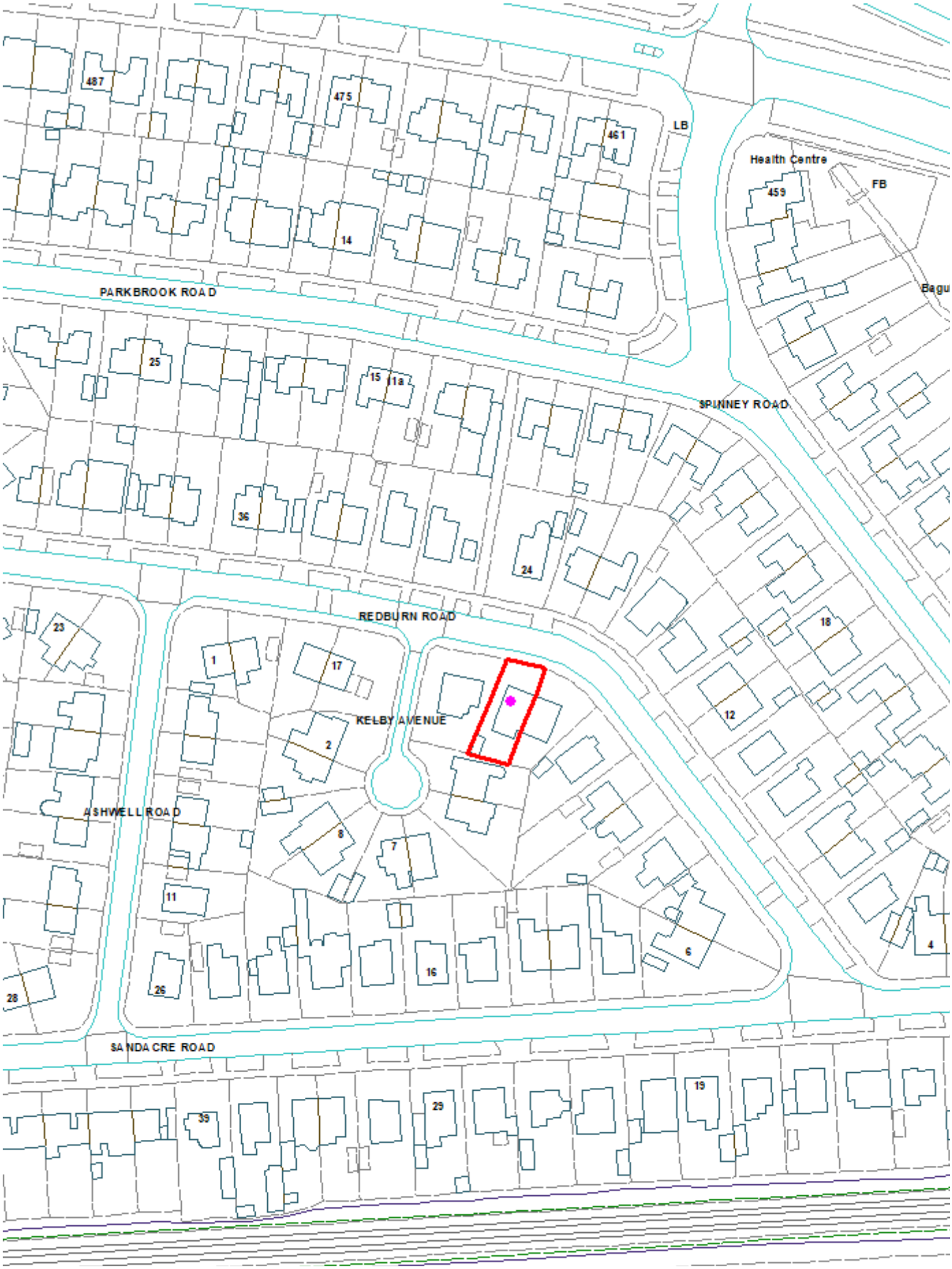
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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.



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