

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

**Town and Country Planning Act 1990: Section 191
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:

Mr Mohamed Seifeldin Taha
**House Rear of Hawthorn Hotel
Stand Lane
Radcliffe
Manchester
M26 1JR**

Application Number: 72849

Date of Registration: 24/06/2026

First Schedule

Lawful Development Certificate that the dwelling is being used as annexe accommodation in association with the management of the Hawthorn Hotel in accordance with Condition no. 3 pursuant to application 62382

Second Schedule

House at rear of Hawthorn Hotel, Stand Lane, Radcliffe, Manchester, M26 1JR

Bury Metropolitan Borough Council hereby certifies that on 24/06/2026 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate is **Lawful Development** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The use of the premises as annexe accomodation in association with the management of the Hawthorn Hotel, Stand Lane, Radcliffe, and as set out in the First Schedule on land outlined in red on plans received on the 02 June 2026 set out in the Second Schedule is considered to be a lawful use and consistent with the provisions of the Town and Country Planning Act 1990: Section 192, as amended.

Applicant Plan Numbers:

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter described in the First Schedule and to the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development or use materially different from that described or which relate to other land may render the owner or occupier liable to enforcement

action.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "J. H. H.", is written over a dotted line.

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On behalf of the Council

Date of Decision: 19/08/2026