

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 Richard Lowe
Candid Architecture Ltd
93 Parsonage Road
Heaton Moor
Stockport
SK4 4JL

On Behalf Of:

Kramer
48 Union St
Hyde
SK14 1ND

Application Number: 72659

Date of Registration: 16/12/2025

First Schedule

Lawful development for existing Change of use from a Dwellinghouse (Class C3) to a 5 bed HMO (Class C4)

Second Schedule

322A Tottington Road, Bury, BL8 1TA

Bury Metropolitan Borough Council hereby certifies that on 16/12/2025 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 proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that it falls within the limitations of Part 3, Class L

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

- . Notwithstanding the grant of a Lawful Development Certificate, the applicant will need to apply for an HMO License.

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: 23/01/2026