

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 Timothy Witt
Invest Multilet & PPB Ltd
25-29 Sandy Way
Yeadon
Leeds
LS19 7EW

On Behalf Of:

Cherishgrowth Ltd
c/o agent

Application Number: 73346

Date of Registration: 19/06/2026

First Schedule

Second Schedule

5 Bedroom House in Multiple Occupation for the Use of up to 6 People (Use Class C4) 92 Heywood Street, Bury, BL9 7EA

Bury Metropolitan Borough Council hereby certifies that on 19/06/2026 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 existing use as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applicant Plan Numbers:

Supporting statement
Proposed plan layouts 92HS/203/BR C1
Gas Safety Record dated 21st April 2026
Electrical Installation Certificate dated 30th April 2026
Fire Safety Certificate 19th May 2026
Final certificate - Building Works dated 9th June 2026 for conversion of existing dwelling to form a 5 person HMO.

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

1. 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.

On behalf of the Council

Date of Decision: 11/08/2026