CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

Town and Country Planning Act 1990: Section 192
(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 Anwar
RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

On Behalf Of:
MR IQBAL
296 Walmersley Road
Bury
BL9 6NH

Application Number: 68104

Date of Registration: 17/02/2022

First Schedule

Lawful development certificate for proposed hip to gable loft conversion, dormer at rear, single storey extension at rear and porch at front

Second Schedule

296 Walmersley Road, Bury, BL9 6NH

Bury Metropolitan Borough Council hereby certifies that on 17/02/2022 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Classes A, B and D of The Town and Country Planning (General Permitted Development) (England) Order 2015.

2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by condition A.3(a) of Article 3 Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 & condition B.2(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:
Existing and Proposed Plans (Dwg No: RAD/2521/22/3/Rev: A)
Notes to Applicant

1. This certificate is issued soley for the purposes of Section 192 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.

4. 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.

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 14/04/2022