

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 Scott Wilkinson
SHWilkinson Architects Ltd
6 Dale Lee
Westhoughton
Bolton
BL5 3YE

On Behalf Of:

Martin & Emma Giblin
20 Rose Grove
Bury
BL8 2UJ

Application Number: 73014**Date of Registration:** 25/03/2026**First Schedule**

Lawful development certificate for the
proposed construction of a single storey
lean-to

Second Schedule

20 Rose Grove, Bury, BL8 2UJ

Bury Metropolitan Borough Council hereby certifies that on 25/03/2026 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 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, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:

000-P1-Site Location Plan, dated March 2026
392 Proposed Visual 002 Rev P1, dated 18.03.2026
391 Proposed Visual 001 Rev P1, dated 18.03.2026
313 Proposed Side Elevation Rev P1, dated 18.03.2026
312 Proposed Side Elevation Rev P1, dated 18.03.2026
310 Proposed Front Elevation Rev P1, dated 18.03.2026
306 Proposed Roof Plan Rev P1, dated 18.03.2026
304 Proposed First Floor Rev P1, dated 18.03.2026
303 Proposed Ground Floor Rev P1, dated 18.03.2026
302 Proposed Site Plan Rev P1, dated 18.03.2026
101-P1-Proposed Site Plan, dated March 2026
310 Proposed Front Elevation Rev P2, dated 13.04.2026

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. 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:

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: 01/05/2026