

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 Rob Henderson
JDA Architects
Jennings Design Associates Ltd
Saxon Street
Denton
M34 3DS

On Behalf Of:

Pixton
Bast House Farm
Manchester Road
Ramsbottom
Bury
BL9 5LZ

Application Number: 71588**Date of Registration:** 15/04/2025**First Schedule**

Lawful development certificate for existing
use of store to end of old stable building that
has been used as a domestic store

Second Schedule

Bast House Farm, Manchester Road,
Ramsbottom, Bury, BL9 5LZ

Bury Metropolitan Borough Council hereby certifies that on 15/04/2025 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 use described in the First Schedule is deemed to be established and not liable to enforcement action under Section 172 of the Town & Country Planning Act 1990 (as amended) by reason of it existing on site on a continuing basis for four years or more.

Applicant Plan Numbers:

Land Registry Plan, Existing Ground Floor Plan 24000/T01(both Submitted 31/01/2025)
Letter from Agent dated 26/09/2025, A DR 107, A DR 203 Rev: Z, A DR 207 Rev: Q, DR 207.

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.

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 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 13/10/2025