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:
Stephen Ormesher
CB3 Design
2 The Square
Lymm
Cheshire
WA13 0HX

On Behalf Of:
Mr Gary Ellis
38 Chapeltown Road
Radcliffe
Manchester
M26 1YF

Application Number: 65950

Date of Registration: 10/09/2020

First Schedule

Lawful development certificate for proposed construction of new shed in garden for use as home office

Second Schedule

38 Chapeltown Road, Radcliffe, Manchester, M26 1YF

Bury Metropolitan Borough Council hereby certifies that on 10/09/2020 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 E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:
100A
001

Notes to Applicant

1. This certificate is issued soley for the purposes of Section 191/192 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: 30/10/2020