

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:

William Holt
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr Mark Wellman-Griggs
The Lamppost Cafe
Burrs Activity Centre
Woodhill Road
Bury
BL8 1DA

Application Number: 69314**Date of Registration:** 02/02/2023**First Schedule****Second Schedule**

Lawful development certificate for the use of the ground floor former indoor climbing/kayak storage room as a function room, principally for the sale of food and drink (Use Class E(b)) and the first floor former bunk room for short-term letting (sui generis) and proposed general internal refurbishment.

Lamppost cafe, Burrs Activity Centre, Woodhill Road, Burrs, Bury, BL8 1DA

Bury Metropolitan Borough Council hereby certifies that on 02/02/2023 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, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended)

Applicant Plan Numbers:

Location Plan (Dwg No. 22/631.SLP(2))
Existing Site Plan (Dwg No. 21.631.05)
Proposed Site Plan (Dwg No. 21.631.04)
Existing floor plans and elevations (Dwg No. 22.631.01B)
Proposed floor plans & elevations (Dwg No. 22.631.02 D)

Notes to Applicant

1. This certificate is issued solely 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:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 17/02/2023