

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 Shaan Singh
36 Hilton Street
Manchester
M1 2EH

On Behalf Of:

Mrs Georgia Grabiner
21 St Marys Road
Prestwich
Manchester
M25 1AQ

Application Number: 72874

Date of Registration: 19/02/2026

First Schedule

Second Schedule

Lawful development certificate for proposed:
Internal alterations and limited external
modifications to the existing dwelling. No
extensions, new access points, new streets,
hard-standings. Internal Works: -
Reconfiguration of the ground floor layout,
including partial removal of an internal wall to
create an open-plan kitchen, living and dining
area. - Conversion of the existing garage: the
front section to form a utility room, with the
remainder adapted as a play space. -
Installation of a WC beneath the staircase,
connected to the existing foul drainage
system (no external drainage works). All
internal works are contained within the
existing building footprint. External
Alterations: - Replacement of the existing
garage door with a new front window. -
Removal of one side elevation window. -
Installation of new patio doors and an
additional window to the rear elevation to
improve access to and views of the garden.
All replacement / new windows are
complimentary to the existing style. No other
changes to the external appearance, access
arrangements, boundary treatments, ground
levels, or means of enclosure are proposed.

21 St Marys Road, Prestwich, Manchester,
M25 1AQ

Bury Metropolitan Borough Council hereby certifies that on 19/02/2026 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:

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:



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On behalf of the Council

Date of Decision: 06/03/2026