

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 Lewis
Geronimo Property Limited
C/O Perk Accounting Office
31 Cattle Market Street
Norwich
NR1 3DY

Application Number: 73533

Date of Registration: 17/08/2026

First Schedule

Second Schedule

Lawful Development Certificate for existing 5 bedroom HMO (change of use from C3 to C4)

14 Butterworth Street, Radcliffe, Manchester, M26 2QY

Bury Metropolitan Borough Council hereby certifies that on 17/08/2026 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The existing use as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applicant Plan Numbers:

Supporting Statement Floor plan layouts
Copy of HMO license dated 16/12/2019 for 5 people (for 5 years)
Copy of HMO license dated 23/4/25 for 5 people (for 5 years)

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.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for hah", written over a dotted line.

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On behalf of the Council

Date of Decision: 08/10/2026