

APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**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:
Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

On Behalf Of:
Mr Zvi Portnoy
C/o agent
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Application Number: 72361

Date of Registration: 09/09/2025

First Schedule

Second Schedule

Lawful development certificate for existing use as small HMO (Use Class C4)

17 Belle Vue Terrace, Bury, BL9 0SY

Bury Metropolitan Borough Council hereby gives notice that the application for a certificate of lawfulness for an existing use or operation or activity in breach of a planning condition for the matter described in the First Schedule and in respect of the land specified in the Second Schedule and outlined in red on the plan attached to the application has been **Refused** for the following reason(s):

The onus is on the applicant to provide evidence to pass the legal test that on the balance of probability what has been applied for is or would be lawful. In this instance the evidence provided is not sufficiently precise and unambiguous and as such a Lawful Development Certificate cannot be granted.

Applicant Plan Numbers:

Red edge location plan received 10/9/25

Drawing 004 rev D

Supporting letter dated 9 September 2025 ref 23.1958

Signed:



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On behalf of the Council

Date of Decision: 03/11/2025