

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 Steven Hartley
HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
BB4 8TB

On Behalf Of:
Mr G Spillard
c/o agent

Application Number: 72364

Date of Registration: 17/09/2025

First Schedule

Lawful development certificate for existing conversion of stable to a dwelling with an extension (approved under Appeal ref. App/T4210/W/21/3288575, LPA ref. 67550)

Second Schedule

Land opposite 41 Arthur Lane, Ainsworth, Bolton, BL2 5PR

Bury Metropolitan Borough Council hereby certifies that on 17/09/2025 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 Local Planning Authority have considered the evidence presented in the application and deem it that material operations relating to the approved development under appeal reference APP/T4210/W/21/3288575 (LPA reference 67550) began prior to the expiration date of that application and this therefore constitutes a lawful material start to the approved development.

Applicant Plan Numbers:

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 "Joe Kahan", written in a cursive style.

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On behalf of the Council

Date of Decision: 03/11/2025