

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 Holden
32
Woodhall Avenue
Whitefield
M45 7QF

Application Number: 68095

Date of Registration: 09/03/2022

First Schedule

Lawful development certificate for existing single storey - side return kitchen extension (10m2) - including hand excavated footings, concrete, blockwork, pitched roof and render.

Second Schedule

32 Woodhall Avenue, Whitefield, Manchester, M45 7QF

Bury Metropolitan Borough Council hereby certifies that on 09/03/2022 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 single storey side extension, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Applicant Plan Numbers:

Not applicable.

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. H.", written in a cursive style.

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On behalf of the Council

Date of Decision: 03/05/2022