

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:

Miss Rachel Webber
DNA Design Group
Parkhill Business Centre
Walton Road
Wetherby
LS22 5DZ

On Behalf Of:

RSW Homes Ltd
? Pocknells
Henry Brake House
46 Hullbridge Road
South Woodham Ferrers, Essex
CM3 5NG

Application Number: 72875

Date of Registration: 19/02/2026

First Schedule

Lawful development certificate for existing conversion of works to facilitate the lawful use as a C4 HMO commenced and were completed before the Article 4 Direction took effect. The property is completed as a 4-person HMO since completion.

Second Schedule

33 Belbeck Street, Bury, BL8 2PX

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 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:

Location Plan PP14717584VI, Ground floor and first floor plans submitted 19th February 2026.

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 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 13/03/2026