

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:

Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

c/o Agent

Application Number: 73008

Date of Registration: 24/03/2026

First Schedule

Second Schedule

Lawful development certificate for existing 5 Bed HMO 74 Tenters Street, Bury, BL9 0HL

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):

- 1 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. The applicant has failed to prove, on the balance of probability, that the use to which the application relates has been lawfully established and has not confirmed that the property would benefit from the permitted development rights set out under Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such a Lawful Development Certificate cannot be granted.

A full planning application for the use of the property as an HMO and its operational development will need to be submitted.

Applicant Plan Numbers:

Location Plan, 005 Rev 1, 004 Rev 1

Signed:



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On behalf of the Council

Date of Decision: 14/05/2026