

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

On Behalf Of:
Care of agent
c/o agent

Application Number: 73024

Date of Registration: 17/04/2026

First Schedule

Second Schedule

Lawful development certificate for existing use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator

Rear of 11a Bury New Road, Prestwich, Manchester, M25 9JZ

Bury Metropolitan Borough Council hereby certifies that on 17/04/2026 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 proposal, described in the First Schedule, is not considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and as such is deemed to be 'Permitted Development' having regard to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Applicant Plan Numbers:

Location Plan, drawing number PP-14803886v1, dated 26 March 2026

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 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.

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: 03/06/2026