

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 David Clifton-Burraway
39 Clevedon Road
London
SE20 7QQ

Application Number: 71070

Date of Registration: 15/08/2024

First Schedule

Second Schedule

Certificate of Lawful Existing Use for existing amalgamation of 4no. self contained flats to 2no. single dwelling houses

84 & 86 Church Street West, Radcliffe, Manchester, M26 2SY

Bury Metropolitan Borough Council hereby certifies that on 15/08/2024 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 deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) as the existing amalgamation of four flats into 2 dwellinghouses would not represent a material change of use from the existing C3 use, and would therefore be Lawful Development.

Applicant Plan Numbers:

Floor Plans and Elevations (Submitted 15/08/2024), Supporting statement (Submitted 15/08/2024) & Location Plan (Submitted 10/10/2024)

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.
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.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 18/10/2024