

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

Town and Country Planning Act 1990: Section 192
(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
Manchester
M25 0FG

On Behalf Of:

Jacobs
69 Richmond Avenue
Prestwich
Manchester
M25 0LW

Application Number: 69036

Date of Registration: 01/11/2022

First Schedule

Second Schedule

Lawful development certificate for proposed
hip to gable, loft conversion and rear dormer

69 Richmond Avenue, Prestwich,
Manchester, M25 0LW

Bury Metropolitan Borough Council hereby certifies that on 01/11/2022 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Class B.
- 2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by condition B.2(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:

001, 002 Rev: 1, 003

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

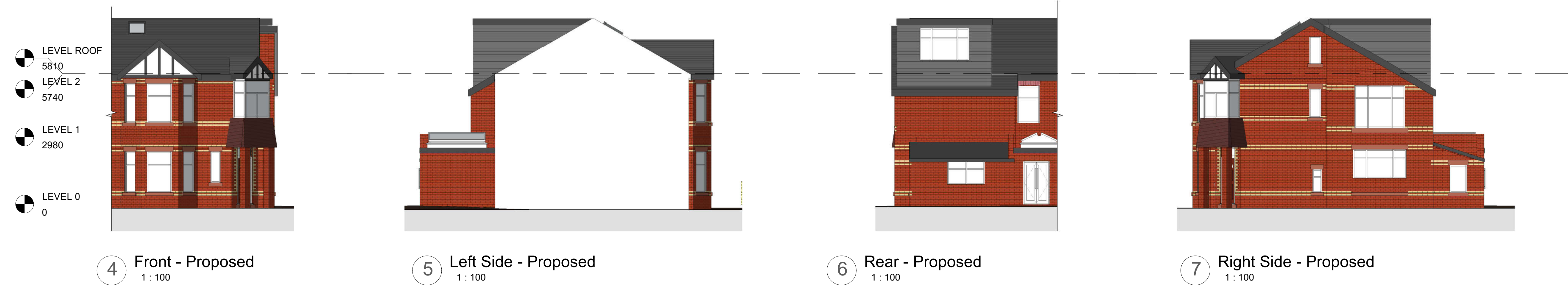
Not Applicable

Signed:



.....
On behalf of the Council

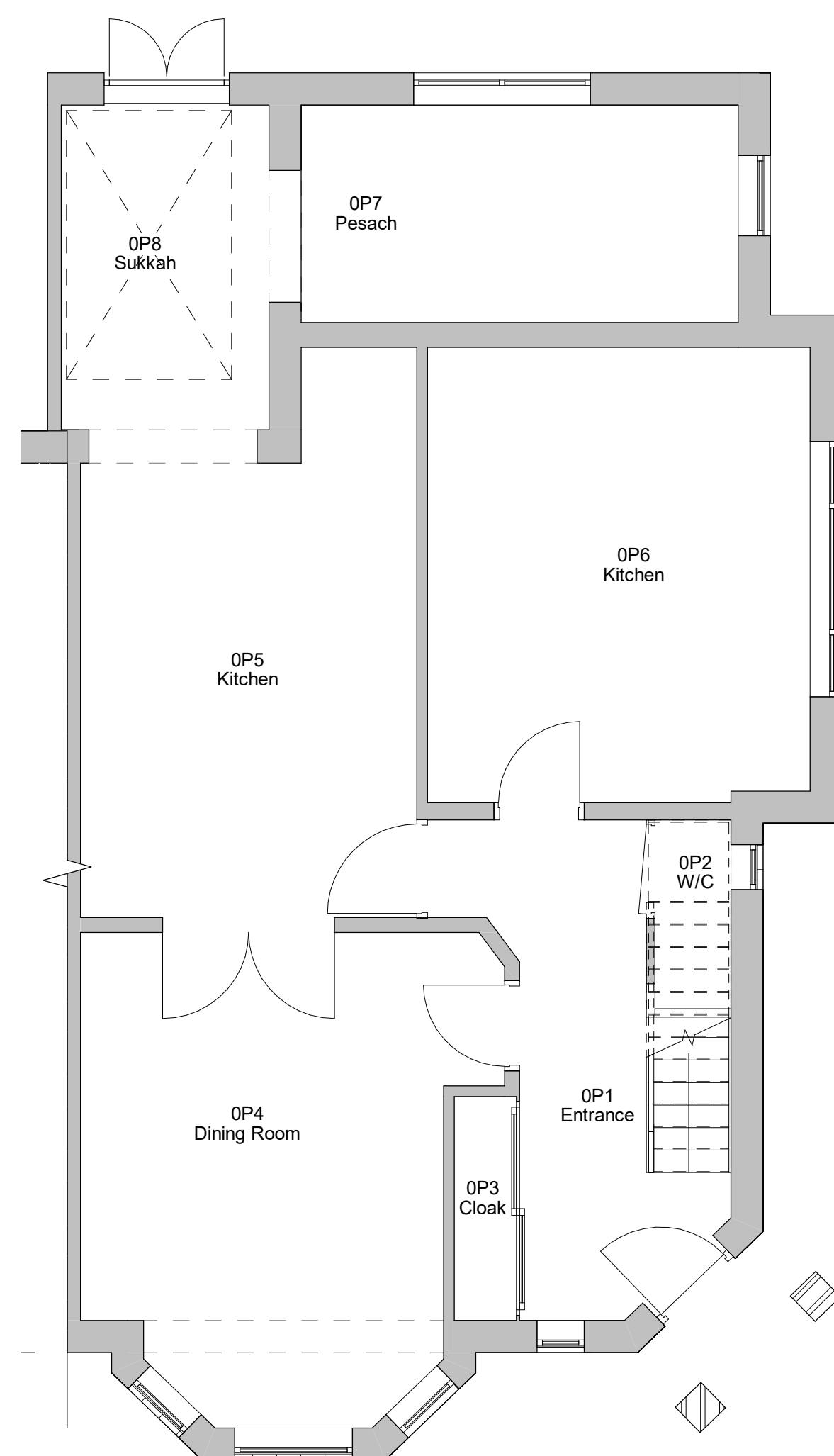
Date of Decision: 26/01/2023



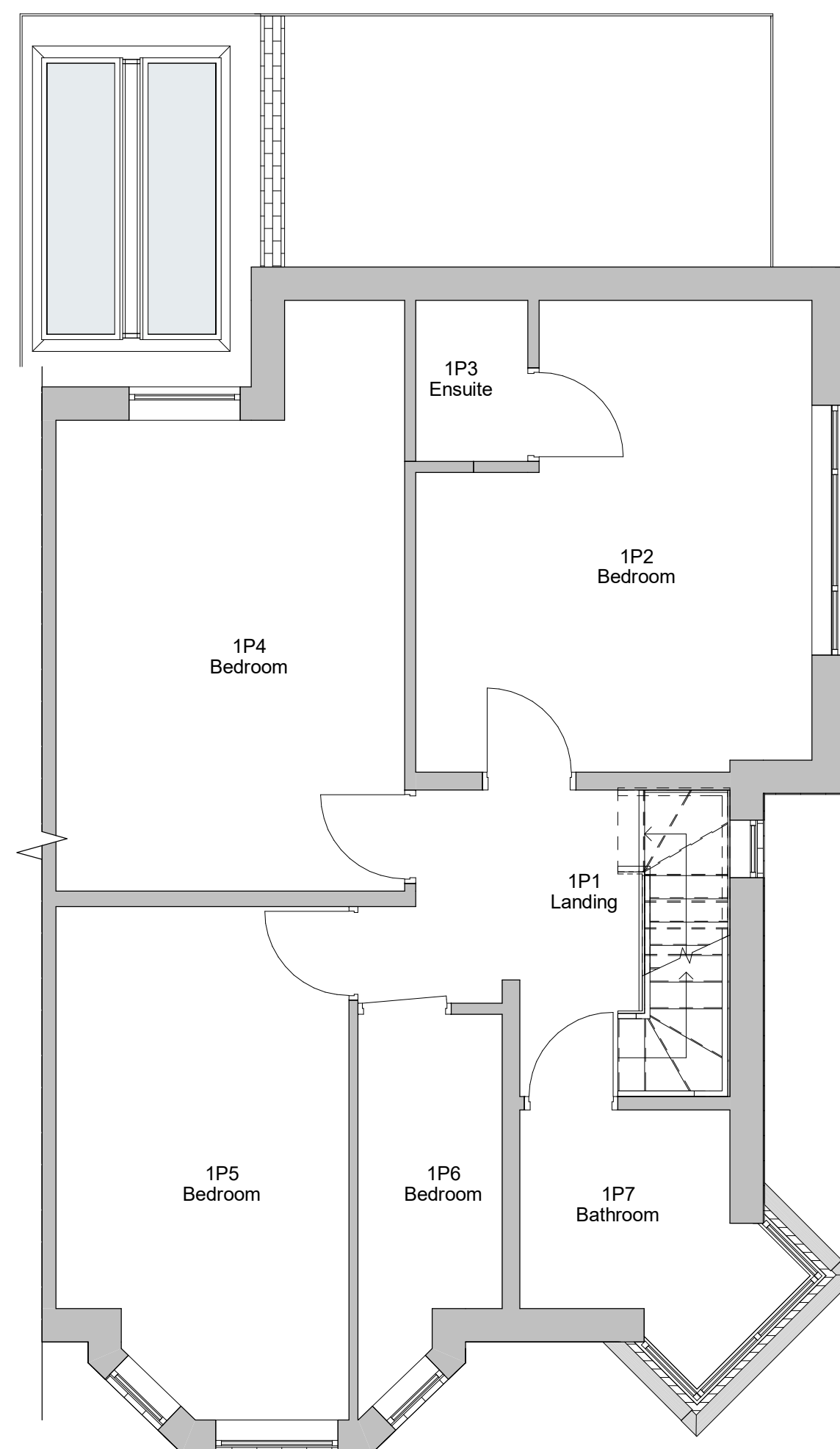
PERMITTED DEVELOPMENT GRANTED - APPLICATION NUMBER 69036

Hip to Gable - 18.2m³
Dormer - 31.6m³
Total Increase - 49.8m³

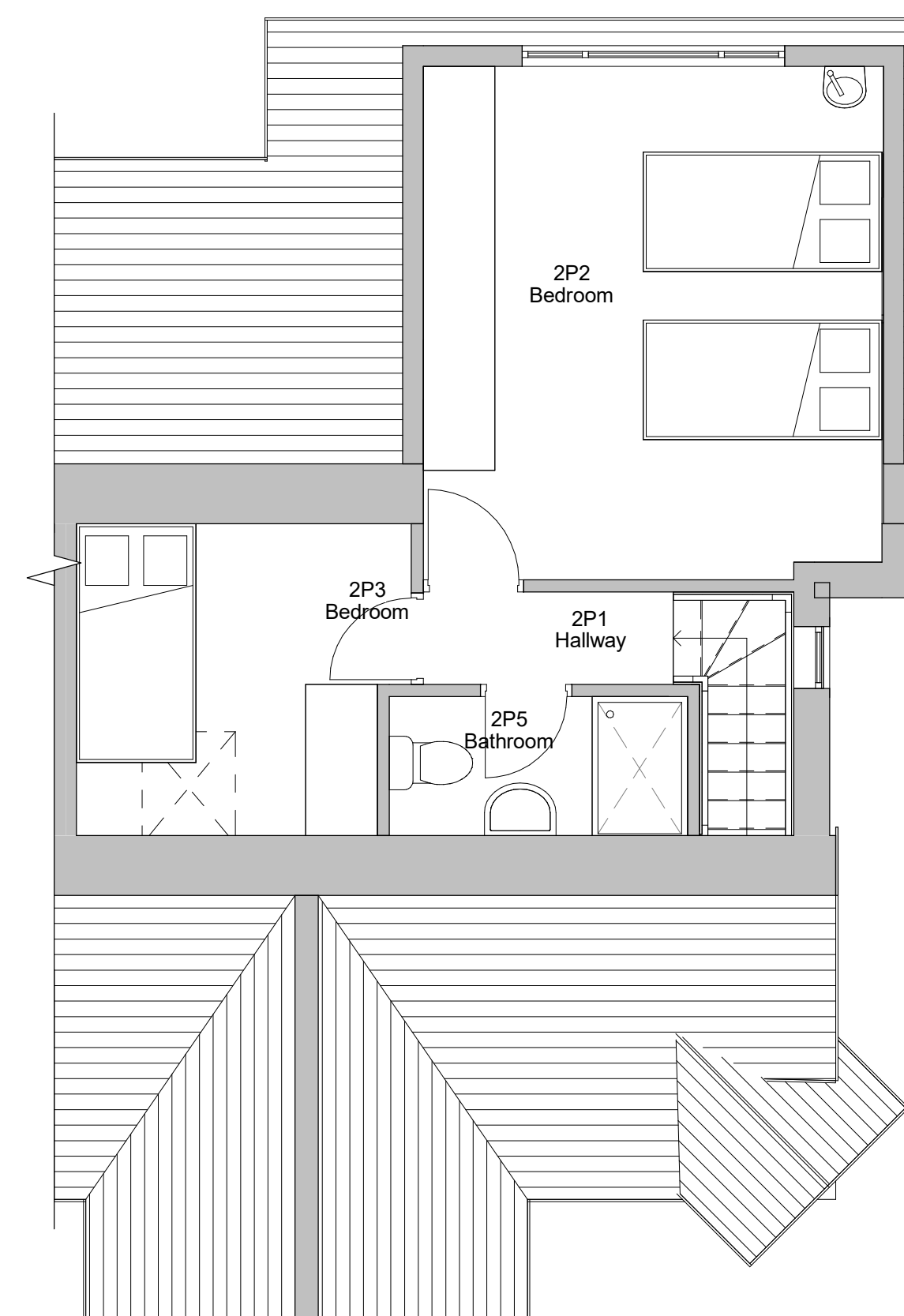
Therefore a permitted
development loft
conversion



1 Level 0 - Proposed
1 : 50



2 Level 1 - Proposed
1 : 50

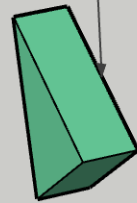


3 Level 2 - Proposed
1 : 50

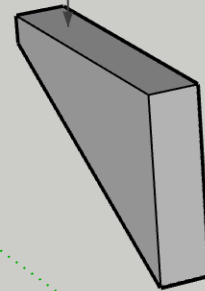
1	PLANNING	27/01/2023
No.	Description	Date

PROJECT 69 Richmond Avenue		
TITLE Proposed Plans and Elevations		
CLIENT Jacobs		
STATUS PLANNING		
DRAWN BY TP	DATE 12/08/2021	SCALE (@ A1) As indicated
PROJECT NUMBER GSS21064.2	DRAWING NUMBER 003	REV 1
GOLD SKETCH S T U D I O S www.goldsketch.co.uk info@goldsketch.co.uk 0161 792 9595		
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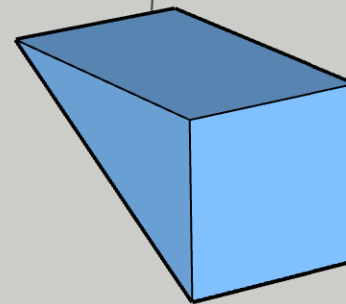
2.79m³



6.21m³



25.39m³



15.38m³

