

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:

M Farooq
Building Design Services
6 Stock Close
Rochdale
OL12 6BB

On Behalf Of:

Mr Irfan Butt
EasyCare Business Rental Services
Unit 23 Bury Business Centre
Kay Street
Bury
BL9 6BU

Application Number: 65975**Date of Registration:** 05/10/2020**First Schedule**

Lawful development certificate for proposed change of use from a residential dwelling (Class C3a) to a house in multiple occupation for up to 6 unrelated individual (Class C4) with installation of a new first floor window to side elevation

Second Schedule

17 Turf Street, Radcliffe, Manchester, M26 3SZ

Bury Metropolitan Borough Council hereby certifies that on 05/10/2020 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 as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 1, Class A and Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be-
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed as required by condition A.3(b) of Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applicant Plan Numbers:

1640/1, /2, /3.

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:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 07/12/2020