

# Rossendale Borough Council

## APPROVAL OF CERTIFICATE OF LAWFULNESS

Town and Country Planning Act 1990  
Section 192

Applicant Name: Mr Benno Dmytrysyn  
Notice Recipient: Mr Thomas Robinson  
10 Melrose Avenue  
Littleborough  
OL15 9JD

### **Part 1 – Particulars of Application:**

**Date Received:** 11th August 2021

**Application Number:** 2021/0476

**First Schedule:** Proposed Lawful Development Certificate: Removal of existing defective roof tiles and to fit new timber battens, felt and re-roof with Marley Dark Slate.

**Second Schedule:** 35 Hall Fold, Whitworth, Rochdale

Rossendale Borough Council hereby give notice in pursuance of the provisions of Section 192 of the Town & Country Planning Act 1990, that the carrying out of the development referred to in Part 1 hereof is lawful for the following reason(s):

### **REASON:**

The proposed works subject to this application as shown on the submitted forms and documentation would be lawful in accordance with Section 192 of the Town and Country Planning Act 1990 for the reason that it constitutes permitted development under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **INFORMATIVE:**

This certificate is granted in strict accordance with:

- Application form
- Location Plan
- Submitted photographic evidence/documents titled 'example tile'

Date: 27.08.2021  
Development Control  
First Floor  
The Business Centre  
Futures Park  
Bacup  
OL13 0BB

Signed: James Dalglish

James Dalglish  
Senior Planning Officer

**Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000.**

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule. Any use which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
3. The effect of the certificate is also qualified by the provision 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.