



Development Management  
The Business Centre  
Futures Park  
Bacup  
OL13 0BB  
www.rossendalebc.gov.uk

**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) (England)  
Order 2015: ARTICLE 39  
APPROVAL OF CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT**

<b>Name and Address of Applicant:</b> Care of agent 55a bury old road prestwich M250FG	<b>Name and Address of Agent:</b> Sam Golding 55a Bury Old Road Prestwich M25 0FG
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**Part 1 – Particulars of Application:**

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**Date Received:** 9th April 2024

**Application Number:** 2024/0110

**First Schedule:** use of bungalow as dwelling house

**Second Schedule:** Oak House Farm Bungalow Oak Street Shawforth OL12 8NP

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**Part 2- Particulars of Decision**

Rosendale Borough Council hereby certify that on 10th April 2024 the matters described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, **was lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

It has been demonstrated that the Bungalow and land shown edged in red on the submitted Location Plan have, on the balance of probability, been continuously occupied for residential purposes (i.e. as a single dwelling) for a period of at least four years prior to the submission of this application. Therefore, the use of the building and associated land for this purpose is therefore considered lawful and immune from enforcement action

**INFORMATIVES:**

1. The certificate is granted on the basis of the following:

- Application form signed 15/3/2024
- Oak House Farm Title Plan

Date of Decision: 10.04.2024

Signed: *Mike Atherton*

Mike Atherton  
Head of Planning and Building Control

## Notes

1. This certificate issued is solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the matters specified above 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 matters described in the First Schedule and to the land specified in the Second Schedule. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. This certificate is not a grant of planning permission, nor does it necessarily entitle the owner or occupier of the land to any consequential statutory rights which may be conferred if planning permission is granted, under any part of the Act, for use of the land. This decision does not give approval of plans for the purposes of the Building Regulations 1991. If an application for such approval has been made a decision has or will be given separately.