



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 26/00033/CLD

Name and address of applicant

Mrs E Cooke
1 High Beeches
Roby
Knowsley
L16 3GA

Name and address of agent

Crosby Architects Ltd
44 Woodville Avenue
Liverpool
L23 3BZ

Date of Receipt: 30 January 2026

Date Valid: 30 January 2026

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED CONVERSION OF EXISTING GARAGE TO FORM HABITABLE ROOM TOGETHER WITH A SINGLE STOREY SIDE AND REAR EXTENSION

SECOND SCHEDULE

1 High Beeches, Roby, Knowsley, L16 3GA

Knowsley Metropolitan Borough Council hereby certify that on 30 January 2026 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. It is concluded that the proposed development complies with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the Certificate of Lawful Development for the proposed development be granted.



Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 26 February 2026

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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. 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.

**CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED CONVERSION OF
EXISTING GARAGE TO FORM HABITABLE ROOM TOGETHER WITH A SINGLE
STOREY SIDE AND REAR EXTENSION**

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Dated: 26 February 2026