



**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: 23/00412/CLD**

**Name and address of applicant**

Tracy Boardman  
215 Hilary Avenue  
Roby  
Knowsley  
L14 6UR

**Name and address of agent**

A1 Plans2Build Ltd  
21 Bescar Lane  
Scarisbrick  
Nr Ormskirk  
L40 9QN

**Date of Receipt:** 18 April 2023

**Date Valid:** 20 April 2023

**FIRST SCHEDULE**

CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED SINGLE STOREY REAR  
EXTENSION

**SECOND SCHEDULE**

215 Hilary Avenue, Roby, Knowsley, L14 6UR

Knowsley Metropolitan Borough Council hereby certify that on 18 April 2023 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. The proposal complies with the requirements of Class A of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Executive Director - Regeneration and Economic Development**

On Behalf of: Knowsley Metropolitan Borough Council

**Date: 23 May 2023**

## **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 PROPOSED SINGLE STOREY REAR EXTENSION

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