



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: 25/00675/CLD

Name and address of applicant

Dr Philip McAdam
44 Halsnead Avenue
Whiston
Knowsley
L35 3SD

Name and address of agent

GBS Design Services Ltd.
Odin's Cottage
Ballachrink Farm
Glen Road
Colby
IM9 4HW
Isle of Man

Date of Receipt: 17 December 2025

Date Valid: 8 January 2026

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED CONVERSION OF THE EXISTING
GARAGE INTO A PLAYROOM WITH A UTILITY AREA.

SECOND SCHEDULE

44 Halsnead Avenue, Whiston, Knowsley, L35 3SD

Knowsley Metropolitan Borough Council hereby certify that on 17 December 2025 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):

The proposal is permitted Development as set out in the General Permitted Development Order 2015 (as Amended). Therefore, planning permission is not required.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

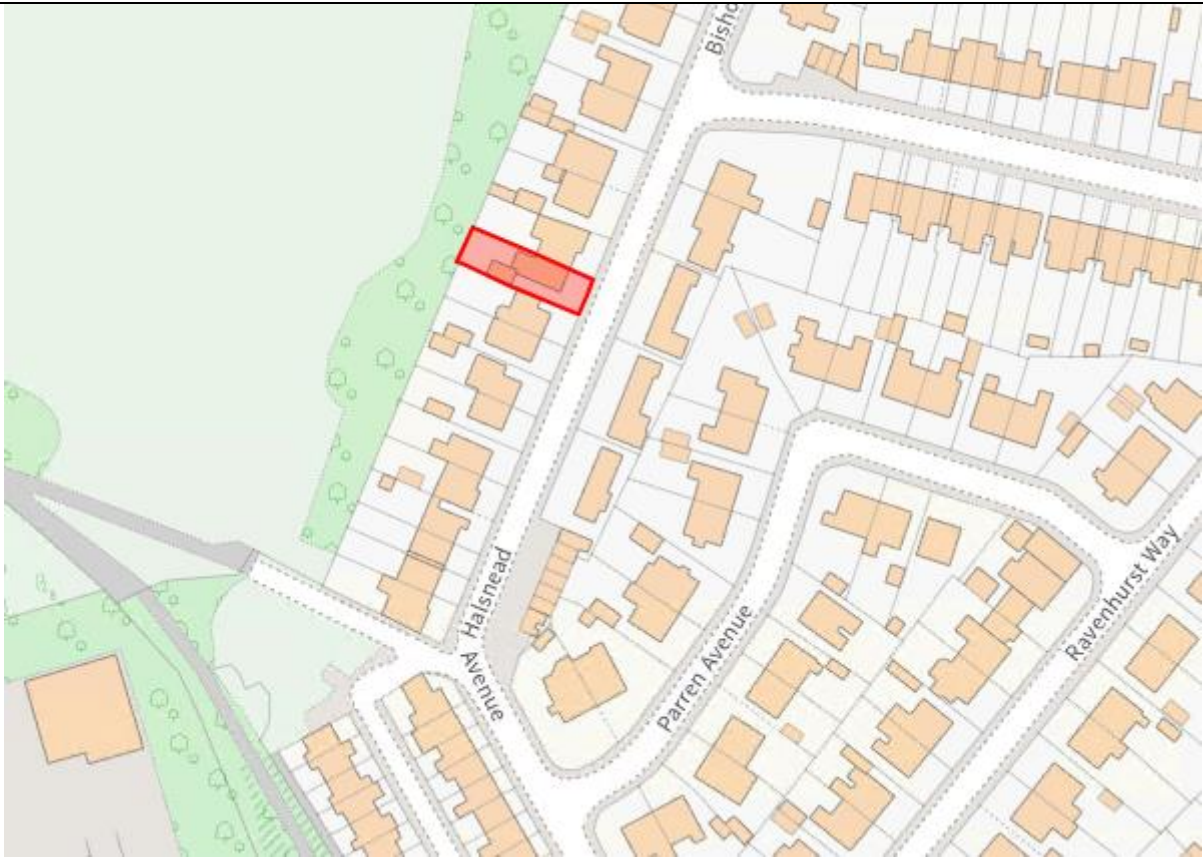
Date: 12 February 2026

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
THE EXISTING GARAGE INTO A PLAYROOM WITH A UTILITY AREA.**

44 Halsnead Avenue, Whiston, Knowsley, L35 3SD



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Dated: 12 February 2026