



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
(AS AMENDED)

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 24/00434/CLU

Name and address of applicant

Mr & Mrs David Taylor
370 Dragon House Farm Cronton Road
Cronton
Knowsley
WA8 5QD

Name and address of agent

Roman Summer Associates Ltd
Haweswater House
Waterfold Business Park
Bury
Lancashire
BL9 7BR

Date of Receipt: 14 August 2024

Date Valid: 14 August 2024

FIRST SCHEDULE

CERTIFICATE OF LAWFUL USE OF THE LAND EDGED BLUE AND GREEN ON DRAWING '02' AS
RESIDENTIAL GARDEN ANCILLARY TO DRAGON HOUSE, 370 CRONTON ROAD, CRONTON

SECOND SCHEDULE

Dragon House Farm, 370 Cronton Road, Cronton, Knowsley, WA8 5QD

Knowsley Metropolitan Borough Council hereby certify that on 14 August 2024 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 was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

That a certificate of lawfulness should be granted in amended terms for the use of the land edged green (together with the previously approved land edged blue) shown on drawing 02, included as an appendix within this report and was contained within the Decision Notice for 22/00582/CLU, as residential garden ancillary to the dwelling known as Dragon House, 370 Cronton Road, Cronton.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 13 December 2024

Informative

Condition 05 of planning permission 06/00333/FUL removed Permitted Development Rights for Dragon House (including for curtilage structures). The Condition states that,

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification)

- (i) No external alterations shall be carried out to the dwelling
- (ii) No extensions shall be carried out to the dwelling
- (iii) No garages or carports shall be erected within the curtilage of the dwelling
- (iv) No buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwelling

Other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the residential and visual amenities of the area and to safeguard the character of this residential development.

Notes

1. This certificate is issued solely for the purpose of section 191 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 was/were lawful, on the specified date and, thus was not/were 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 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.

**CERTIFICATE OF LAWFUL USE OF THE LAND EDGED BLUE AND GREEN ON
DRAWING '02' AS RESIDENTIAL GARDEN ANCILLARY TO DRAGON HOUSE, 370
CRONTON ROAD, CRONTON**

Dragon House Farm, 370 Cronton Road, Cronton, Knowsley



Reproduced from the Ordnance Survey Mapping with the permission
of the Controller of His Majesty's Stationery Office © Crown Copyright
Unauthorised Reproduction infringes Crown Copyright and may lead to
prosecution or civil Proceedings. Knowsley MBC. AC0000821938, 2023

Dated: 13 December 2024