



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
(AS AMENDED)

**PART APPROVAL AND PART REFUSAL OF CERTIFICATE
OF LAWFUL USE OR DEVELOPMENT**

Application No: 22/00582/CLU

Name and address of applicant

Mr D Taylor
370 Cronton Road
Knowsley
Cronton
WA8 5QD

Name and address of agent

Baltic PDC
Queen's Dock Business Centre
69 Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 24 September 2022

Date Valid: 24 September 2022

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR USE OF LAND AS GARDEN ANCILLARY TO A RESIDENTIAL
DWELLING, 370 CRONTON ROAD

SECOND SCHEDULE

370 Cronton Road, Cronton, Knowsley, WA8 5QD

Knowsley Metropolitan Borough Council hereby certify that on 24 September 2022 the development described in the First Schedule to this Certificate in respect of the land edged blue on Drawing 01 was lawful as garden ancillary to a residential dwelling within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) because the time for taking enforcement action against such use has expired (s.191(2)(a) TCPA 1990).

In pursuance of their powers under the above mentioned Act and Order, Knowsley Metropolitan Borough Council as local planning authority HEREBY REFUSE your application, dated 24 September 2022, for a certificate of lawful use or development under Section 192 of the Act, for the development shown on the land edged green on Drawing 01 is refused because:-

1. insufficient clear, precise and unambiguous evidence has been submitted to demonstrate that a material change of use of this land to garden ancillary to a residential dwelling 370 Cronton Road has taken place; and any use of the land that may have taken place in connection with the use of 370 Cronton Road appears to have been de minimis and not a material change of use.

-  Green area is 'the Land' planning unit
-  Blue area is 'the House' planning unit



Not to Scale

Drawing 01

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 25 October 2023

Notes

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to the Planning Inspectorate, PO Box 326, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS99 7XF. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
3. You are advised to consult the brief official guide to applications and appeals, published by the Department of Communities and Local Government, which is available at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/developmentcertificates.pdf>