

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

**CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION**

APPLICATION NO: 3/2020/0916

DECISION DATE: 08 December 2020

DATE RECEIVED: 13 November 2020

APPLICANT:

Mr Roy Haworth

AGENT:

EXISTING USE OR ACTIVITY: Use of garage roof as an outside space

AT: 5 WHALLEY ROAD
READ
BURNLEY

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated within the application, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. On the basis of the evidence provided it is considered that the rear garage roof area to which the application relates has been used as a terrace and for the purposes of outdoor seating in association with 5 Whalley Road, Read, BB12 7PB for a period greater than 10 years and as such is considered lawful.

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**RIBBLE VALLEY BOROUGH COUNCIL
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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 use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was 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 use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4** The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.