BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Assets
Planning, Policy and Building Control

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 192 (as amended)
Town and Country Planning General Permitted Development Order 2015 (as amended)

APPLICATION NO. 2026/0840

To DK Designs FPT Ltd
7a
Haywood House
Hydra Business Park
Nether Lane
Sheffield
S35 9ZX
United Kingdom

Barnsley Metropolitan Borough Council hereby certify that the development described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto and edged red on the plan submitted as part of this application, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons;

- Overall, the proposals meet Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 and there are no conditions required. Therefore, the Lawful Development Certificate may be issued.

First Schedule:
Certificate of Lawful Development for the proposed infill front canopy area and enlarge window to front.

Second Schedule:
45 Haverhill Grove, Wombwell, Barnsley, S73 0DY

The approval is subject on compliance with the following:

1 The development hereby approved shall be carried out strictly in accordance with the plans, Existing and Proposed Floor Plans 2025-100-01, and specifications as approved unless required by any other conditions in this permission.
Reason: In accordance with Schedule 2, Part 1, Class D of the GPDO

Dated: 22 October 2026



Garry Hildersley
Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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 operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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 provision 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.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.