



**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. 2025/1036**

**To** MPD Built Environment Consultants Ltd  
133 Mill Lane  
Newton - Le - Willows  
WA12 8BT

**DESCRIPTION** Certificate of proposed lawful development for the change of use from dwellinghouse (Use Class C3) to be used as small children's home (maximum 3 children) with non-resident carers (Use Class C2).

**LOCATION** 18 - 20 Church Street, Royston, Barnsley, S71 4QU  
(shown edged red on the attached plan)

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Certificate of proposed lawful development for the change of use from dwellinghouse (Use Class C3) to be used as small children's home (maximum 3 children) with non-resident carers (Use Class C2). is **not lawful**.

The reason(s) for the Council's decision to refuse is/are:

- The applicant has failed to demonstrate on the balance of probability that the change of use of the property from a dwellinghouse (Use Class C3) to a small children's home (maximum 3 children) with non-resident carers (Use Class C2) would not result in a material change of use. It is therefore concluded that the proposed change of use is not lawful and this lawful development certificate is refused.

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.



Dated: 12 March 2026

**Garry Hildersley**

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