EVIDENCE TO VERIFY APPLICATION

Lawful Development Certificate - existing use - Flats 1, 2 & 3

at

32, Queens Road
Barnsley
S71 1AR

for:

Whitshaw Builders Ltd

date:

November 2026

ARCHITECTURE AND DESIGN

The Old Police Station, 16 Bridge Lane, Holmfirth HD9 7AN
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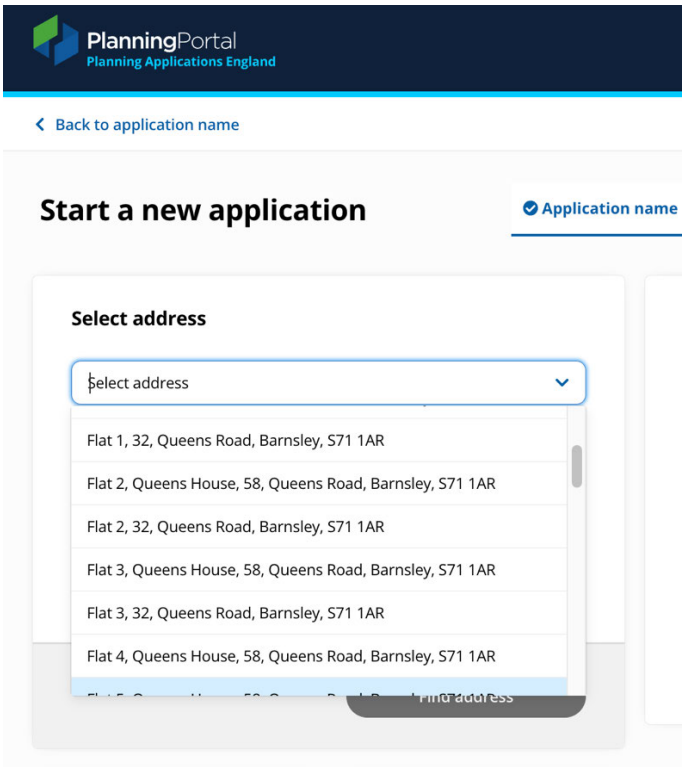
General Overview
This statement has been prepared in respect of the application for a Lawful Development Certificate for the existing use of the residential property, 32, Queens Road, Barnsley, S71 1AR.

Planning History
Historically, the property was a single residential dwelling. On 9th September 1982, planning permission was granted for "Conversion of house to 4 bed sits and outbuildings to 3 storage units", application reference B/82/1038/BA.

Current Use
From 5th September 2008, the property has been used as three self-contained flats (C3 Dwellinghouses).

Verification
Government Council Tax banding for the three flats, Flat 1, Flat 2 & Flat 3 dating back to 5th September 2008 is provided, to confirm the use of the three self-contained flats since this date. These documents are included in the submitted documents as part of this application.

In addition, when searching for the property address on the Planning Portal, these three properties appear on the address search. See below.



The information provided supports the stated use of the property as three self-contained flats for at least ten years.

[redacted]
Tony Stead
Director

For and on behalf of
ADP Architecture and Design Ltd