

PLANNING STATEMENT

Lawful Development Certificate (Existing Use) – Use Class C4 HMO

Application Site: 32 Corporation Street, Barnsley, S70 4NX

Date: 15-09-2026 **Ref:** 2026/122/01

1. Introduction

This Planning Statement supports an application for a **Lawful Development Certificate (LDC)** under **Section 191** of the Town and Country Planning Act 1990 for the **existing use** of **32 Corporation Street, Barnsley** as a **5-bedroom House in Multiple Occupation (HMO)** within **Use Class C4**.

The purpose of the application is to demonstrate, on the **balance of probability**, that the property has operated continuously as a **small HMO** for the relevant period and therefore constitutes a **lawful existing use**.

2. Site and Surroundings

32 Corporation Street is a **two-storey terraced property with attic accommodation and a basement**, located within Barnsley town centre. The surrounding area comprises a mix of residential dwellings, small commercial units, and town-centre-adjacent housing stock typical of this part of Barnsley.

The property is structurally suitable for multi-occupancy and has been used as a small HMO for the period evidenced in this submission.

3. Description of Existing Use

The property accommodates **five unrelated individuals** who share basic facilities. This arrangement meets the statutory definition of a **Use Class C4 HMO** (3–6 occupants).

The internal layout is as follows:

Basement Level

- Bedroom 1
- Store room

Ground Floor

- Bedroom 2
- Communal kitchen

First Floor

- Bedroom 3 (with en-suite)
- Bedroom 4
- Shared bathroom

Attic / Second Floor

- Bedroom 5 (with en-suite)

The property remains a **single planning unit**. No self-contained flats or bedsits have been created.

4. Planning Context

4.1 Use Class C4 Definition

Use Class C4 covers small HMOs occupied by **3–6 unrelated individuals** sharing basic amenities. The property meets this definition.

4.2 Internal Works

Any internal works undertaken to facilitate the HMO use do **not** constitute development under **Section 55(2)(a)** of the Act.

5. Evidence Submitted (Section 191 – Existing Use)

To demonstrate continuous HMO use, the applicant is providing the following evidence:

5.1 Floor Plans – Drawing Ref: 2026-122-01

Scaled plans showing the established 5-bedroom HMO layout.

5.2 Ownership Confirmation Letter

The applicant has recently purchased the property and has provided the Land registry TR1 form for informations.

5.3 Rental Payment Evidence

Invoices and/or receipts demonstrating rental payments from tenants.

5.4 HMO Licence

A copies of the previous HMO licences issued by Barnsley MBC, confirming the property has been recognised and regulated as an HMO.

The applicant has recently applied for a new license, evidence of this is also provided.

5.5 Tenancy Agreements

Copies of tenancy agreements for each occupant over the relevant period, confirming the number of tenants and continuity of use.

5.6 Occupancy Evidence

Dated photographic evidence of each room in use.

6. Compliance with Use Class C4

The property satisfies all criteria for Use Class C4:

- Occupied by **3–6 unrelated individuals**
- Shared kitchen and shared bathroom facilities
- Two en-suite rooms (Bedrooms 3 and 5)
- No self-contained units
- No external alterations requiring planning permission
- Continuous occupation consistent with HMO use

The use is therefore correctly classified as a **small HMO**.

7. Lawfulness Assessment

The evidence provided demonstrates that:

- The property has operated as a **5-bedroom HMO** for the relevant period.
- The use has been **continuous, uninterrupted**, and **consistent** with Use Class C4.
- The Local Authority has previously recognised the HMO use through licensing.
- The evidence meets the **balance of probability** threshold required for a Lawful Development Certificate (Existing Use).

8. Conclusion

Based on the evidence submitted and the planning context outlined above, it is respectfully requested that Barnsley Metropolitan Borough Council **grants a Lawful Development Certificate** confirming the established use of **32 Corporation Street, Barnsley, S70 4NX** as a **C4 House in Multiple Occupation**.