



**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. 2025/1052**

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

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;

- In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed residents of 18-20 Church Street would be capable of forming a single household while receiving care i.e. supported housing, and as such the use would fall in use class C3b. The proposed change of use from C3a to C3b would be within the same use class and constitute permitted development. It is therefore concluded that the proposed change of use is lawful and this lawful development certificate is granted.

**First Schedule:**

Certificate of proposed lawful development for the change of use from dwellinghouse (Use Class C3) to be used as supported living for up to 4 young adults with non-resident carers (Use Class C3b).

**Second Schedule:**

18 - 20 Church Street, Royston, Barnsley, S71 4QU

Dated: 12 March 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 use specified in the First Schedule taking place on the land described in the Second Schedule 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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 proviso 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.