



**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**  
TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 191 (as amended)  
Town and Country Planning General Permitted Development Order 2015 (as amended)

**APPLICATION NO. 2021/1221**

**To** JR Planning  
40 Northern Common  
Woodhouse  
Dronfield  
S18 8XJ

**DESCRIPTION** Erection of detached outbuilding (Lawful development certificate for an existing development)

**LOCATION** Gransden House, Church Street, Royston, Barnsley, S71 4QZ  
(shown edged red on the attached plan)

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Erection of detached outbuilding (Lawful development certificate for an existing development) is **not lawful**.


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

- 1 In the opinion of the Local Planning Authority the proposed outbuilding is excessive in size and consists of primary living accommodation that would not be incidental to the main dwellinghouse to which it relates. The proposal therefore does not benefit from permitted development rights set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) under Sch. 2 Part 1 Class E and a Lawful Development Certificate cannot be issued by consequence.
- 2 The Local Planning Authority determine that insufficient evidence was submitted to justify the size and use of the building in line with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Sch. 2 Part 1 Class E with the onus resting upon the applicant to provide sufficient evidence and information to substantiate lawful development, as stipulated by the Planning Practice Guidance.

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.

Signed   
Joe Jenkinson  
Head of Planning and Building Control

Dated 12 November 2021