BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

Foot Forward Property Investment Ltd
Long Barn
Wakefield Road
Hampole
Doncaster
DN6 7EU

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 192 (as amended)
Town and Country Planning General Development Order 2015 (as amended)

APPLICATION NO. 2020/0413

"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, 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 No. 596, Schedule 2, Part 3, Class L: (Development consisting of a change of use of a building (b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that schedule dependent) the development complies with the necessary criteria."

First Schedule:
Lawful development certificate for existing use of dwelling as a 5 bedroom HMO with conservatory

Second Schedule:
145 Furlong Road, Goldthorpe, Barnsley, S63 9PT

Signed
Joe Jenkinson
Head of Planning and Building Control

Dated 24 August 2020

Notes:

1. This certificate is issued solely for the purpose of section [191] [192] of the Town and Country Planning Act 1990 (as amended)

2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule. Any operation which are 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 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 the approved development is disposed of via approved methods and that documents are retained to prove this.