



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. 2026/0303

Paul Matthews Architectural
Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
United Kingdom

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 with the application, would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason;

- It is considered that the evidence provided by the applicant is sufficiently precise and unambiguous to justify the granting of a certificate on the balance of probability. The LPA determines that the existing use of 2 separate commercial units and yard area used for indoor and outdoor caravan storage, commercial workshop, and commercial equine stables is lawful, and therefore, this lawful development certificate should be granted.

First Schedule:

Certificate of Lawful Development for the existing use of 2 separate commercial units and yard area used for indoor and outdoor caravan storage, commercial workshop, and commercial equine stables.

Second Schedule:

Bullace Grange Farm, Manchester Road, Millhouse Green, Sheffield, S36 9NS

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:

Dated: 3 September 2026



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

Notes:

1. This certificate is issued solely for the purpose of section 191 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 submitted 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.