

**Planning Statement in relation to an application  
for a Lawful Development Certificate in respect of 24A Wellington Street, Barnsley**

**HISTORICAL CONTEXT**

The applicant is the owner of the above premises on Wellington Street in Barnsley. The building is two storey and originally the building accommodation consisted of three separate commercial units at ground floor level, (a use which has remained and continues to the present day) and first floor accommodation of office space served by a separate staircase.

Back in 2013, the applicant was aware of a change in planning policy, introduced around that time, which permitted conversion of redundant office space in town centre locations to residential use and that this would be allowed under a change to the 'permitted development' rules.

Prior to any associated works commencing and as part of due diligence, the owner submitted an enquiry via email to Barnsley MBC planning department in 2013 advising of their intentions to convert the first floor office accommodation to residential use under the recent change in planning policy and asking if their understanding was correct and that such a change was allowed under 'permitted development' rules. The original enquiry email is included within the attachments as part of this application.

Unfortunately, no reply to the enquiry email was ever received from Barnsley MBC and after a number of weeks the applicant assumed there were no problems with regard to their intentions and proceeded to convert the first floor accommodation, including making a formal building regulation to BMBC which was approved and subsequently a 'Completion Certificate' was issued.

Now after almost ten years during which time the first floor accommodation has been used uninterrupted as a HMO, the owners have discovered that the residential use should actually have a formal acknowledgment and approval by the planning authority of the use, by the issue of a 'Lawful Development Certificate'.

This statement gives some background to the situation and is submitted as part of the LDC application.

The relevant application form and what are considered relevant associated attachments are also included.

Peter Dimberline (architect/agent)