



**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. 2025/1081**

Mr Michael Stringer  
High Croft House  
52 Ruffa Lane  
Pickering  
YO18 7HN

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 attached to this certificate, would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons;

- In accordance with paragraph 1(a) of Section 171B of the Town and Country Planning Act 1990 (as amended), a 10-year use has been satisfactorily demonstrated and the exiting use is therefore lawful.

**First Schedule:**

(AMENDED DESCRIPTION) Certificate of existing lawful use for a Large House of Multiple Occupation (Use Class Sui Generis).

**Second Schedule:**

35 Dodworth Road, Barnsley, S70 6DY

**Informative(s):**

1. This application for a certificate of lawfulness for an existing use only relating to a Sui Generis HMO (houses in multiple occupation) use which is a large, shared house occupied by 7+ unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. If 6 or less unrelated individuals reside in the property at any point, then a change of use application to Use Class C4 (houses in multiple occupation) would be required.

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: 21 May 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 would have been 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 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.