

211 SHEFFIED ROAD, BARNSELY S70 4DE
OUTLINE OF SUPPORTING INFORMATION

TO: Barnsley Metropolitan Borough Council Planning and Building Control
FROM: Ian Pilling, Director, Impeccable Home Investments
RE: Application for Existing Lawful Use for 211 Sheffield Road, Barnsley UK S70 4DE
DATE: 3 February 2025

To Whom It May Concern:

This letter is a summary of support information required for our application for Existing Lawful Development (ELD) for the property at 211 Sheffield Road, Barnsley, South Yorkshire UK S70 4DE. This property has been in continuous use as a 7-bedroom Large HMO since before August 2015.

I am available to provide additional information required or answer queries regarding this documentation. Please email [REDACTED] or call [REDACTED]

Yours, Ian Pilling

SUPPORTING INFORMATION IN FOLDERS WITH ATTACHMENTS INSIDE:

- **Tenant agreements** in folders 2015 - present:
 - **A** – Email between Nigel Cohen, property owner, and Crucible Homes, management company, in 2015
 - **B** – Moderna Homes folder Dec 2016-Aug 2018
 - **C** – 1st Choice folder Aug – Oct 2018 (Contract + 2 Statements)
 - **D1** – G8 Property Management folder Oct 2018 – 2021
 - **D2** – G8 Property Management folder Oct 2022 – present
- **Council tax records** show council tax paid by Impeccable Home Investments:
 - **E** – Council Tax Documentation folder:
 - 1 Barnsley Council Tax Portal re IHI liability starting 11Oct2016
 - 2 Printed receipt - 2016
 - 3 Printed receipt - 2017
 - Electronic statements unavailable 2018-2019 (outside date range)
 - Electronic statements unavailable 2019-2020 (outside date range)
 - 4 Council tax bill - 2020-2021
 - 5 Council tax bill - 2021-2022
 - 6 Council tax bill - 2022-2023
 - 7 Council tax bill - 2023-2024
 - 8 Council tax bill - 2024-2025
- **Utility bills** show utilities paid for tenants by Impeccable Home Investments:
 - **F** – Utility bills folder:
 - 1 E-On Nov 17
 - 2 E-ON Aug 18
 - 3 E-On Aug 19
 - 4 BG Statement GAS & Elec 26 Sep 20
 - 5 BG Statement GAS & Elec 01 Mar 21
 - 6 SR BG Statement 31 May 22 7 BG Statement Feb to May 23
 - 8 BG Statement Jul to Nov 2024

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- 9 BG Screenshot payments Oct 24 to Feb 25
- **Evidence of rent payments** showing ongoing use by multiple individuals:
 - **G** – Rental statements folder
 - 1 1st Choice Statement 2018
 - 2 1st Choice Statement 2018
 - 3 G8 Statement 05 Oct 2019
 - 4 G8 statement 01 Oct 2020
 - 5 G8 Statement 07 Oct 2021
 - 6 G8 Statement 06 Oct 2022
 - 7 G8 Statement 05 Oct 2023
 - 8 G8 Statement 03 Oct 2024
 - 9 G8 Statement 30 Jan 2025
- **Photos and video** folder:
 - **H** – Photos including:
 - 211SheffieldRoadBrochure15Mar17.pdf
 - 211 Sheffield Road photos 3Oct24.pdf
 - Video: 2017 YouTube LINK: https://youtu.be/VLpQkHH-wVU?si=TJo-LqZs_Oq6Gp_I
- **Supporting References** folder:
 - **I** – References including:
 - Email proving 7-bed HMO in 2015: from Nigel Cohen, previous owner, and Crucible, management company, and Joshua Kamara, sourcing agent. NOTE: Letting agents are legally only required to keep tenancy agreements for five years, so they do not have tenancy agreements for 2015. This email exchange proves HMO status in 2015.
- **Licensing History:**
 - **J** – Licensing history folder:
 - 1 BMBC Visit 16 Dec 2016
 - 2 No Planning Permission required 2017
 - 3 HMO License 211 Sheffield Road 2019
 - 4 HMO Licence 211 Sheffield Road 2024