



CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

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

APPLICATION NO. 2025/0711

To Extension Plans
85
Uxbridge Road
Ealing Cross
London
W5 5BW
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 as part of this application, 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, the development falls within Class A (enlargement, improvement or other alteration of a dwellinghouse) of (PART 1 - Development within the curtilage of a dwellinghouse).

First Schedule:

Proposed Lawful Development for loft conversion and rear dormer.

Second Schedule:

128 Dodworth Road, Barnsley, S70 6HL

The approval is subject on compliance with the following:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans
- Proposed Floor Plans DwgNo:DR-R00-PR0102
- Proposed Elevations DwgNo:DR-R00-PR-104
- Proposed Sections DwgNo:DR-R00-PR-106
and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 2 The materials used on the dormer cheeks and rear elevation must match those used on the existing roof.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Development is permitted by Class B subject to the enlargement being constructed so that the eaves of the original roof are maintained or reinstated.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.



Dated: 02 October 2025

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

Notes:

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended)
2. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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 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.