



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. 2025/0102

Mr Chris Wright
RTE Property Holdings Ltd.
10 Limes Avenue
Gawber
Barnsley
S75 2JB

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 reason:

- 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 demonstrated and the change of use from a Guest House (Class C1) to a large HMO (Sui Generis) is therefore unenforceable.

First Schedule:

Lawful development certificate for existing large HMO (Sui Generis)

Second Schedule:

190 Sheffield Road, Barnsley, S70 4FD

Informative(s):

1 This application for a certificate of lawfulness for an existing use only relates to a house in multiple occupation (HMO). Should any internal alterations be undertaken which result in tenants no longer having access to shared amenities, a change of use application could 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: 28 March 2025

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and some additional scribbles.

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.
4. The effect of the certificate is also qualified by the proviso in section 191(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.