

Planning Statement

Address: 13 Pindar Street, Barnsley S70 1XB

Summary

This planning statement is to support an application for a Lawful Development Certificate for a change of use from C3 to C4. This building was converted into a HMO in 2018 and has been in continuous usage as a HMO ever since.

In 2018, a change of use from C3 to C4 was considered permitted development.

Planning and Construction Phase

The initial construction designs were done in March 2018 – as evidenced in the attached building regs drawing for the proposed design. All the original works were internal, hence there was no need to apply for planning permission. The works were signed off by Aedis – see attached building regs certificate : [Final Certificate- hmo conversion works.pdf](#)

A further single storey extension was later added. Approval was granted - see planning reference: 2019/0438

HMO Licencing

I applied for a HMO licence in 2018 – which I received – see attached. My HMO licence was renewed in 2024 – also attached

Tenancies

I have attached copies of my first tenancies dating back to 2018 and 2019. One of those tenants, [REDACTED] in Room 3 is still a tenant today.

Statement issued by owner:

Adley Siddiqi
Director of Cinnamon Homes Ltd
3 June 2026