BARNSLEY
Metropolitan Borough Council

**Place Directorate**
**Regeneration and Property**
**Planning and Building Control**

**PLANNING AND COMPENSATION ACT 1991**

**APPLICATION NO.** 2018/0837

**To:** Mr B S Hill
285 Horbury Road
Wakefield
WF2 8JL

**Description:** Erection of dormer extension on rear roof plane (Lawful development certificate for proposed development)
**Land at:** 46 Station Road, Royston, Barnsley, S71 4ET

Barnsley Metropolitan Borough Council certify that the development/use of the above land **Erection of dormer extension on rear roof plane (Lawful development certificate for proposed development)** was lawful within the meaning of Section 10 of the Planning and Compensation Act 1991.

1 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing No, 56/A received 26/6/18) 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 LDF Core Strategy Policy CSP 29, Design.**

2 The external materials shall match those used in the existing building.
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**

**Informative (s)**

*Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.*

*Please be aware that the Council monitors construction sites and open land within the vicinity 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 the approved development is disposed of via approved methods and that documents are retained to prove this.*

Signed
Joe Jenkinson Dated 26 July 2018
Head of Planning and Building Control

*Note: This certificate is issued for the purposes of Section 10 of the Planning and Compensation Act 1991.*