

# Planning: Lawful Development Certificate

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On 14 May 2020, Barnsley Metropolitan Council made an Article 4 Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, to remove permitted development rights for the change of use of C3 dwelling houses to C4 small HMOs, in an effort to control numbers and concentrations of HMO's within the Borough to retain a sustainable housing mix. The directive, which came into force on 24 June 2021, only applies to new instances of change of use of C3 dwelling houses to C4 small HMOs, that are sought after the introduction of the Article 4 Directive, and properties that can demonstrate the HMO use prior to the Article 4 introduction are immune from this restriction.

This application seeks to regularise an existing and continuing 6 bedroom house in multiple occupation (HMO) use, located at 93 Barnsley Road, Goldthorpe, and is supported by the attached tenancy agreements covering the use of the building as a HMO throughout a 4 year period directly preceding the introduction of the Article 4 Direction.