

Planning statement – 2 Derby Street

The application seeks a Certificate of Lawful Development (Existing Use) under Section 191 of the Town and Country Planning Act 1990 in respect of the use of the property at 2 Derby Street, Barnsley, S70 6ER as a House in Multiple Occupation (Use Class C4).

The property has been in continuous use as a small House in Multiple Occupation since 2020. The change of use from a single dwellinghouse (Use Class C3) to a small HMO (Use Class C4) did not constitute development requiring planning permission.

The use has continued without interruption and there has been no subsequent material change of use.

The use is therefore lawful and a Certificate of Lawful Development should be granted.