



CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 192 (as amended)
Town and Country Planning General Permitted Development Order 2015 (as amended)

APPLICATION NO. 2021/1293

To Hampton Design Contractors
9 Camp Mount
Pontefract
WF8 4BY

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 submitted as part of this application, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, the development falls within Class A (enlargement, improvement or other alteration of a dwellinghouse) of (PART 1 - Development within the curtilage of a dwellinghouse) and Class E (buildings etc incidental to the enjoyment of a dwellinghouse).

First Schedule:

Internal subdivision of bungalow to create 1no additional bedroom and conversion of garage into ancillary living accommodation with associated external alterations
(Lawful Development Certificate for a Proposed Development)

Second Schedule:

152 Intake Lane, Pogmoor, Barnsley, S75 2HU

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 09 November 2021

Notes:

1. This certificate is issued solely for the purpose of section [192] of the Town and Country Planning Act 1990 (as amended)
2. This certificate applies only to the extent of the [operations] described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action including the addition of primary living accommodation within the outbuilding such as bedroom, or its future severance to form a separate dwelling.
3. The effect of the certificate is also qualified by the proviso in section 192(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.

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.