



CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 191 (as amended)
Town and Country Planning General Permitted Development Order 2015 (as amended)

APPLICATION NO. 2026/0157

White Agus Ltd
Office One
Drill Hall 11 Eastgate
Barnsley
S70 2EU

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 attached to this certificate, would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons;

1. On the balance of probabilities, it is considered that the evidence submitted with this application demonstrates that the change of use of any building (97A and 99A Houghton Road, Thurnscoe, Rotherham, S63 0JX) to use as a single dwellinghouse was carried out in excess of 4 years prior to 25th April 2024 and thus is not liable for planning enforcement action under Section 171B(2) of the 1990 Town and Country Planning Act (as amended).

First Schedule:

Lawful development certificate for existing use of first floor as a self contained dwellinghouse (Use C3).

Second Schedule:

97A and 99A Houghton Road, Thurnscoe, Rotherham, S63 0JX

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.

Signed:

Dated: 1 September 2026



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

Notes:

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.