South Tyneside Council

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town and Country Planning Act 1990: Section 191 and 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 35

JT Development Enterprises Ltd
FAO: Mr Jake Thompson
1 Beadnell Close
Ingleby Barwick
Stockton on Tees
TS17 0UA

South Tyneside Council hereby certify that on 19/02/2026 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

> It is considered that the proposed use would not amount to development requiring planning permission from the Local Planning Authority as when the Use Class C4 [Houses in multiple occupation - Use of a dwellinghouse by not more than six residents as a “house in multiple occupation”] use was first operational in July 2025 this would have amounted to Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [the GPDO], and the Town and Country Planning (Use Classes) (Amendment) Order 2005 (as amended) [the UCO]. It is therefore considered that a Lawful Development Certificate can be granted for the proposal described in the application. Therefore, the existing Use Class C4 use may be carried out on site without planning permission being required from the Local Planning Authority.

A Inch
On behalf of South Tyneside Council
Date: 16/04/2026

Application No: 260039

FIRST SCHEDULE

Application for a Lawful Development Certificate for the existing use of the premises as C4 small House of Multiple Occupation [HMO]

SECOND SCHEDULE

214 Dean Road
South Shields
NE33 5PZ

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Site Location Plan received 19/02/2026
Application Form received 19/02/2026

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1 This certificate is issued solely for the purpose of section 191*/192* of the Town and Country Planning Act 1990 (as amended).

2 It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/were*/would have been* lawful, on the specified date and, thus, was not*/were not*/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*/operations*/matter* described in the First Schedule and specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is*/are* materially different from that*/those* described or which relate/s* to other land may render the owner or occupier liable to enforcement action.

4 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.

5 **Only the applicant possesses the right to appeal**

If you are aggrieved by the decision of the Local Planning Authority to refuse the application (in whole or in part) then you may appeal to the Secretary of State for Communities and Local Government in accordance of section 195 of the Town and Country Planning Act 1990. Please note that your appeal will be turned away if an effective Enforcement Notice is in force. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the certificate could not have been granted by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

If you want to appeal against your local planning authority's decision there is no time limit for making an appeal in relation to section 191 and section 192 appeals, although any appeal made under section 26K (Listed Building and Conservation Areas Act) must be received within 6 months of the date of the LPA decision notice or within 6 months of the expiry of 6 week period following receipt of a valid s26H application.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.


REED STREET
MARSHALL WALLIS ROAD
EGLESFIELD
DACRE STREET
BERTRAM STREET
ROAD
DEAN