

Supporting Statement

Application for a Lawful Development Certificate for Valley Services Milland Road Neath SA11 1NJ

June 2026

1.0 Application

1.1 This application is made to determine whether the use of the premises to a barbers constitutes development.

1.2 There are no external alteration proposed.

1.3 Application site

1.4 The application site is a small commercial property over two floors.

1.5 The premises has been used for the display and sale of fire places, hearths, fire surrounds, boilers, Gas, wood and electric fires for over 25 years.¹ **Figure 1 & 2**

1.6 The premises has a ground floor display window

Figure 1



¹ <https://www.valleyfiresandheating.co.uk>

Figure 2



2.0 Legislation

- 2.1 Section 192(1) of the 1990 Act enables anyone to apply to the LPA for a decision whether a specified proposed use, operation, is lawful for planning purposes.

Certificate of lawfulness of proposed use or development.

(1) If any person wishes to ascertain whether—

(a) any proposed use of buildings or other land; or

(b) any operations proposed to be carried out in, on, over or under land,

would be lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use or operations in question.

2.2 Subsection (2) of section 192 provides that ,

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

3.0 Assessment

3.1 The proposed development consist of the use of the premises as a barbers.

3.2 Schedule 1, Part A of The Town and Country Planning (Use Classes) Order 1987 (as amended)² indicates that premises used for the for the sale and display of goods falls within Class A1(g).

Class A1. Shops

Use for all or any of the following purposes—

(a)for the retail sale of goods other than hot food,

(b)as a post office,

(c)for the sale of tickets or as a travel agency,

(d)for the sale of sandwiches or other cold food for consumption off the premises,

² <https://www.legislation.gov.uk/uksi/1987/764/schedule/part/A>

(e)for hairdressing,

(f)for the direction of funerals,

(g)for the display of goods for sale,

(h)for the hiring out of domestic or personal goods or articles,

(i)for the washing or cleaning of clothes or fabrics on the premises,

(j)for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public. (emphasis added)

- 3.3 The proposed use as a barbers/hairdressers falls within Class A1(2)
- 3.4 As the proposed use falls within the same use class as the existing use, it is submitted that the proposed use of the premises as a barbers does not constitute development as defined by Section 55 of The Town and Country Planning Act 1990.³

4.0 Conclusion

- 4.1 The proposed use of the premises as a barber does not constitute development as defined by Section 55 of The Town and Country Planning Act 1990.
- 4.2 You are therefore respectfully requested to issue a Lawful Development Certificate

³ <https://www.legislation.gov.uk/ukpga/1990/8/section/55>