

PLANNING STATEMENT

NatWest. 26 Market
Hill, Barnsley, S70 2QE

PP-04340223 Full planning permission DDA
ramp

Date: 5 August 2015

Author: EL

Version: 1.0

Contents

1.	Introduction.....	3
2.	Site context.....	3
4.	Planning considerations	5
5.	Conclusions	5

Appendices

Appendix I Site location plan



1. INTRODUCTION

1.1 This Planning Statement is submitted in support of a planning application, at the site of The NatWest (Royal Bank of Scotland) Branch, 26 Market Hill, Barnsley, S70 2QE. The application seeks permission for a DDA ramp. It has been prepared by S&W on behalf of The Royal Bank of Scotland (RBS), (the Applicant) and is submitted in support of a planning application for full planning, regarding a DDA ramp to the exterior of the main entrance on the frontage elevation of the building.

1.2 NatWest banking group officially known as National Westminster Bank Plc is the largest retail and commercial bank in the UK. The group as it is known today was established by the merger of National Provincial Bank and Westminster Bank. In Ireland NatWest operates as Ulster Bank. To this date the banking group has a tremendous retail and townscape presence in the UK with a network of approximately 1600 plus branches and 3400 cash machines (some in locations other than branches). The group also offers their customers 24hr Actionline telephone service alongside 24hr online banking facilities.

1.3 Presently NatWest Bank are undertaking an extensive rebranding programme throughout their entire branch and stand alone ATM vending networks. This is to improve and reinforce their presence on the high street, providing a quality aesthetic to the town and city scapes in which they are based, reassuring the customer that they care about their overall banking experience. NatWest Bank's intention is to renovate the existing tired shopfronts, replacing the external shopfront signage and replacing some ATM modules so that they are accessible for all.

1.4 At The NatWest Barnsley, Market Hill branch, the banking group wish to provide good access to promote equal opportunities and access to all for its banking services, where currently there is no access to the main entrance for physically disabled.

The proposal has been developed in accordance with National and Local Policy documentation.

1.5 This statement is structured as follows: Section Two provides a brief description of the site and its surrounding context. The planning considerations are discussed in Section Three and overall conclusions in support of the proposed development are drawn in Section Four.

2. SITE CONTEXT

2.1 The site lies within Barnsley Town Centre, bordered by Market Hill, within the Market Hill conservation area.

A Site Location Plan is attached as Appendix One.

2.2 The site lies upon a pedestrian footway, with traffic flowing along the adjacent Market Hill.



3. PLANNING CONSIDERATIONS

4.1 Section Three of this Planning Statement sets out the current planning policy context against which the application is to be considered.

4.2 Insofar as local policy is concerned, local policy is identified as a material consideration to be taken into account when considering planning applications.

4.3 The application site is in a key location within Barnsley Town Centre. The site supports the areas thriving local economy and provides financial services and banking to the community as well as the business community.

4. CONCLUSIONS

5.1 This proposal provides financial services to the immediate and wider community.

5.2 The proposals maintain the building in good repair and promote an attractive appearance. The size and scale of the proposal responds to its neighbours, and does not, in any way, stand out as an inappropriate or unduly feature. Instead aiming to be sympathetic to the surroundings and preserve and enhance the special character of the surrounding conservation area. The proposal remains sympathetic to the surrounding special interest of the conservation area and locally listed status of the building.

5.3 The proposed development will not affect the features of public amenity and public safety and will therefore not result in significant harm. As a result, the proposed development adheres to policy requirements and is in line with guidance relating to the local area.

5.4 Therefore, it is considered that there are no policy grounds or material considerations which should prevent planning permission and listed building consent from being granted for the proposed development and the proposal is recommended to the Council for approval.



Site and Location Plan

