



**Growth and Sustainability  
Regeneration and Culture  
Planning and Building Control  
Westgate Plaza  
PO Box 634, Barnsley, S70 9GG  
Head of Service: Garry Hildersley**

Urbana Town Planning  
Via Email

My Ref: 2025/ENQ/00582  
Date: 08<sup>th</sup> October 2025  
Enquiries to: Bradley Sargeson  
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Dear Mr Dunn,

*Non-material amendment to approved plans in relation to 2024/0660 (Alterations to the external shop frontages of 1 Blucher Street (also referred to as the YMCA building)) at 1 Blucher Street, Barnsley, S70 1AP.*

Thank you for your recent application for a non-material amendment following the grant of planning permission in relation to application 2024/0660 Alterations to the external shop frontages of 1 Blucher Street (also referred to as the YMCA building).

A summary of the proposed amendments was received via email from Mr Dunn of Urbana Town Planning on 12<sup>th</sup> September 2025. In brief, the proposed amendments involve:

- Amendment to tile size and product specification.
- Amendment to colour of timber elements to harmonise with overall external materials scheme.
- Adjustments to technical details of roller shutters, timber pilasters, and signage areas in response to site conditions.
- Development of the threshold details in response to site conditions.

The main reason for the submission of this NMA application is said to relate to the proposed amendment to the colour of timber elements to harmonise with the overall external materials scheme.

To justify the proposed amendments, it is stated that:

*“The changes to the pattern formed with the tiles and the arrangement and colours of the shop fronts have arisen primarily from a response to the site conditions. These only became fully known once the site was setup and the building decanted of inhabitants. At this point, we were able to sufficiently open up to fully understand the arrangement of the existing structure. This required assumptions made at earlier stages to be tested, in some cases ratified, and in others adjusted. Various options were explored in the process, always in collaboration with key project stakeholders.”*

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Further details included within the email received 12<sup>th</sup> September 2025 are outlined as follows:

- *We tested removing stall risers completely in favour of insulated spandrel/infill panels as part of a curtain walling system, but this was judged to be less in keeping with the historic arrangement discovered in the planning records, which the proposals were seeking to deliberately reference and acknowledge.*
- *The configuration of glazing was adjusted to introduce a greater degree of daylight into the shop interiors and increase engagement from the street – this was felt to be in line with good practice from both a design and amenity point of view. It allowed for the openable windows for ventilation to be at higher level, keeping the main glazed area uninterrupted.*
- *The coordination of the shop signage area (with its intention to unify the currently disparate approaches to signage to provide a more harmonious visual appearance in keeping with the original planning drawings) with the roller shutter and the glazing and doors proved technically challenging and required significant additional opening up works, site visits and coordination between multiple manufacturers to resolve. The final result is the best possible solution in terms of approved amenity, security and arrangement of the entire retail frontage.*
- *We know from planning records that the retail unit at number 16 Pitt Street was a later insertion into a space previously intended as a service yard. This required a bespoke solution to accommodate the change in the position of the first floor slab, whilst still remaining in keeping with the proposed arrangement to the rest of the frontage, and necessitated adjustments to the whole to achieve the intended overall harmony.*
- *Tile size and product selection were amended to suit the project budget, as well as upholding the Co-Design values of the project, involving both the young people of the YMCA and the retail unit tenants in making meaningful contributions to the design decisions. Once the tile included in the drawings previously submitted for planning permission was determined to be unaffordable, a more cost-effective solution that remained sensitive to the age of the building and acknowledged the design language at the time of its construction was found.*
- *Along with the typeface selected for the signage, the tile selection aims to balance meeting the YMCA's brief that the building should establish a clear identity as a space/home for young people; the age of the building and its successive adaptations over time since construction; the desire of the retail unit tenants to establish a frontage more in keeping with their own aspirations as independent businesses; and the designation of the local plan, which recognises this area as secondary shopping frontage, in close proximity to the Wellington Street and Peel Square designated Public Improvement sites. There has been a recognition by all parties throughout that the inclusion of the retail units in the project scope is very much in line with local aspirations to improve the surrounding areas and achieve an uplift in public amenity.*
- *The colours selected for the shop fronts were adjusted following further development of the overall external material approach with the young people of the YMCA and the retail unit tenants. Original intentions to fabricate a bespoke tile were cost and time-prohibitive, and so a solution where a pattern was created in collaboration using a readily available tile product was adopted.*

- *Following the omission of any pattern to the rendered treatment at first floor level, and the selection of a grey, rather than a white render for this area, the colour of the shop front pilasters and signage area was adjusted to harmonise better with the overall colour scheme established primarily by the tile pattern around the ground floor entrances.*

This NMA application is supported by the following submitted plans:

- BALU-BBA-YM-00-DR-A-2201 Rev. C12 Proposed Ground Floor Plan.
- BALU-BBA-YM-XX-DR-A-3641 Rev. P03 Planning Proposed Typical Bay Detailed Elevation.
- BALU-BBA-YM-XX-DR-A-4601 Rev. P02 Planning Proposed Detailed Section.
- BALU-BBA-YM-ZZ-DR-A-3601 Rev. P03 Planning North-West Elevations – Proposed.
- BALU-BBA-YM-ZZ-DR-A-3602 Rev. P03 Planning North-East Elevations – Proposed.
- BALU-BBA-YM-00-DR-A-2101 Rev. C07 Ground Floor Demolition Plan.

Following site visits undertaken on 5<sup>th</sup> September 2025 and 16<sup>th</sup> September 2025 it was determined that the proposed amendments sought under this NMA application are retrospective having already been implemented.

While changes to external materials conditioned in relation to an approved scheme would normally require the submission of a variation of condition(s) application. In this instance, the main proposed amendment appears to affect the colour of timber elements only. RAL Design 095 70 20 'Crocodile Green' was approved under application 2024/0660. RAL Design 150 40 20 'Firm Green' is proposed and has been implemented. The change to the colour of green used is considered to represent a non-material amendment in this instance.


Having considered all proposed amendments against the scheme as approved under application 2024/0660 and the works implemented on site, it is considered that they represent minor alterations to the external appearance of the building that do not significantly alter or detract from the character of the street scene or nearby heritage assets. It is considered that the benefits of the scheme regarding visual amenity as outlined within the Officer Report under application 2024/0660 are still achieved with the amended scheme. Additionally, no objections were received from the Council's Conservation Officer or Urban Design Officer.

Considering the above, the proposed non-material amendment is hereby **approved**.

This decision letter relates solely to the non-material amendment specified in this application (2025\ENQ\00582). This decision letter is not a reissue of the original decision notice, which still stands. However, the two documents should be read in conjunction.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely,



Bradley Sargeson

For and on behalf of:  
Garry Hildersley  
Head of Planning and Building Control