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<https://www.planningportal.co.uk/apply>

## Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

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### Local Planning Authority details:

*(This section is intentionally blurred in the image)*

### Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MRS"/> First name: <input type="text" value="THERESA"/>	Title: <input type="text" value="MR"/> First name: <input type="text" value="SCOTT"/>
Last name: <input type="text" value="ARNOLD"/>	Last name: <input type="text" value="DUNWELL"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="NYP ARCHITECTURAL"/>
Unit: <input type="text"/> Number: <input type="text" value="42"/> Suffix: <input type="text"/>	Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>
Building name: <input type="text"/>	Building name: <input type="text" value="BBIC"/>
Address 1: <input type="text" value="HIGH STREET"/>	Address 1: <input type="text" value="INNOVATION WAY"/>
Address 2: <input type="text" value="WOMBWELL"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="BARNESLEY"/>	Town: <input type="text" value="BARNESLEY"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="S73-8BH"/>	Postcode: <input type="text" value="S75-10L"/>

level or adjacent to shared boundaries. Mitigation Measures • Building fabric upgrades: Internal layouts will be designed to minimise exposure, with habitable rooms positioned away from the most sensitive boundaries where possible. • Acoustic insulation: Walls, floors, and ceilings will be upgraded to meet or exceed Approved Document E (Resistance to the Passage of Sound) standards. • Glazing specification: Double-glazed or acoustic-rated windows will be installed to reduce external noise ingress. • Ventilation strategy: Where windows are kept closed for acoustic reasons, alternative means of ventilation (e.g. trickle vents or mechanical systems) will be provided to maintain comfort. • Management of commercial operations: Any plant or equipment associated with retained commercial uses will be maintained to prevent excessive noise, and deliveries/refuse collections will be managed within normal daytime hours. • Compliance check: If required by the Local Planning Authority, a noise impact assessment will be undertaken to demonstrate that internal noise levels comply with BS8233:2014 and WHO guidelines for residential environments. Conclusion With the above measures, the impacts of noise from nearby commercial premises will be effectively mitigated, ensuring that the proposed flats provide a satisfactory level of residential amenity in line with planning policy requirements.

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="42"/>	Suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="HIGH STREET, WOMBWELL"/>				
Address 2:	<input type="text" value="BARNSELEY"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="S73-8BH"/>				

### 4a. Eligibility - The current building and site

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020 -
  - Shops (Use Class A1);
  - Financial and professional services (Use Class A2);
  - Food and drink (Use Class A3)
  - Business (Use Class B1);
  - Medical or health services - Non-residential institutions (Use Class D1(a));
  - Crèche, day nursery or day centre - Non-residential institutions (Use Class D1(b));
  - Indoor and outdoor sports - Assembly and leisure (Use Class D2(e)), other than as an indoor swimming pool or skating rink;
- For periods from 1 September 2020 - Commercial, Business and Service (Use Class E)

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 4b. Eligibility - The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses (Use Class C3) from Offices (Use Class E(g)(i), previously Use Class B1(a)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

Yes  No / Not relevant

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the changes of use, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 5. Agricultural Tenants

Is any part of the land covered by or within the curtilage of the building occupied under any agricultural tenancy agreements?

Yes  No

If yes, have all the parties to any agricultural tenancy agreements consented to the change of use?

Yes  No

If occupied under any agricultural tenancy agreements and:

- **all parties have consented to the change of use**

You will need to include copies of the written confirmations from all relevant parties, stating their consent, when this application is submitted.

- **not all parties have consented to the change of use**

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 6. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of any dwellinghouses and other works proposed:

THE PROPOSED WORK ARE TO FORM 2 NO FLATS ABOVE AN EXISTING SHOP, MINOR ALTERATIONS TO THE EXISTING REAR ELEVATION TO RE-OPEN EXISTING WINDOWS & ALSO OPEN UP A PREVIOUS WINDOW OPENING & FORM NEW ROOF ACCESS DOOR.

## 6. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

PLEASE REFER TO DRWA REF NO 2025/125/P03 WHICH INDICATES ALL HABITABLE ROOMS WILL HAVE NATURAL LIGHT.

What will be the net increase in dwellinghouses:

2

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport impacts and how these will be mitigated, particularly to ensure safe site access:

PLEASE SEE ITEM 1 (ADDITIONAL SHEETS ATTACHED).

Please provide details of any contamination risks and how these will be mitigated:

PLEASE ITEM 2 (ADDITIONAL SHEETS ATTACHED.)

## 6. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

PLEASE SEE ITEM 3

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

PLEASE SEE ITEM 4.

If the proposed development would result in a building that contains more than one dwellinghouse, and is either 18 metres (or more) in height or contains 7 (or more) storeys.

Please provide details of the fire safety impacts on the intended occupants of the building.

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application.

N/A.

## 6. Description of Proposed Works, Impacts and Risks (continued)

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated:

N/A

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated:

N/A

If the proposal involves the loss of services provided by a registered nursery, or a health centre.

Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated:

N/A

## 7. List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building (either in the fields below or as a supporting document)

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Address 9:

Address 10:

Please provide details of any additional addresses on a separate sheet if necessary.

## 8. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval is required or should be granted. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- |   |  |                          |
|---|--|--------------------------|
| <input type="checkbox"/> All sections of this application completed in full, dated and signed.  | <input type="checkbox"/> The confirmations in regard to agricultural tenancies (if required by the answers provided to question 5)   | <input type="checkbox"/> |
| <input type="checkbox"/> The correct fee  | <input type="checkbox"/> A site specific flood risk assessment (if required as per the flood risk details of question 6)   | <input type="checkbox"/> |
| <input type="checkbox"/> A plan indicating the site and showing the proposed development.   | <input type="checkbox"/> A 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development (if required as per the fire safety details of question 6) | <input type="checkbox"/> |
| <input type="checkbox"/> Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses |  |                          |
- All plans should be drawn to an identified scale and show the direction of North.  
Plans can be bought from one of the Planning Portal's accredited suppliers:  
<https://www.planningportal.co.uk/buyaplanningmap>

## 9. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/12/2025

(date cannot be pre-application)

## 10. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address:

## 11. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address:

## 1. TRANSPORT IMPACTS ETC

The proposed change of use from Class E to two Class C3 flats will not give rise to any harmful transport impacts, as residential use generates significantly fewer and more predictable trips than the existing commercial fallback. Although no on-site parking is provided, ample capacity is available immediately to the rear of the building within Barnsley Council's free car parks, ensuring safe and convenient parking opportunities for residents and visitors without causing overspill onto surrounding streets. Vehicle movements associated with two small residential units remain low and can be safely accommodated via the existing access arrangements, while established pedestrian routes provide safe, level and unobstructed access to the building. Cycle storage and appropriate refuse collection points further support safe and sustainable operation, ensuring the development maintains safe access for all users and does not adversely affect the local highway network

## 2. CONTAMINATION

• The proposal relates to an existing shop unit. • We do not anticipate any contamination risks arising from the change of use to 2 no. flats. • As part of due diligence, the appointed contractor will undertake a full asbestos survey prior to any construction works. • Should any asbestos or related issues be identified, these will be managed and remediated in accordance with current health and safety legislation and best practice guidance. • With these measures in place, the site is considered suitable for residential occupation and contamination risks are appropriately mitigated.

## 3.FLOOD

• The proposal relates to an existing building. • The change of use to 2 no. flats does not involve any new build footprint, extensions, or alterations that would increase impermeable surfaces. • As such, the development will not cause any additional flood risk elsewhere. • Existing drainage arrangements will remain in place, and no changes are proposed that would alter surface water run-off or exacerbate flood risk. • The site is therefore considered suitable for residential use in flood risk terms, and the proposal complies with national and local planning policy requirements.

## 4 NOISE

Potential Impacts • The existing building is located within a mixed-use area, where nearby commercial premises (e.g. shops, cafés, or service units) may generate noise during trading hours. • Typical sources include customer activity, deliveries, refuse collection, and plant/equipment operation. • Without mitigation, such noise could affect the amenity of future occupiers of the proposed flats, particularly at ground floor