

Application Reference Number:	2026/0599
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Application Type:	Full
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Proposal Description:	Subdivision and change of use of the building to provide a ground floor office and laundrette, with four studio apartments at first and second floor level, together with associated internal alterations, fire and acoustic separation works, internal bin storage, basement storage, revised access/frontage arrangements and associated works (Retrospective)
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Location:	8 Regent Street, Barnsley, S70 2EJ
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Applicant:	Y and B Property Ltd
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Third-party representations:	One	Parish:	None
		Ward:	Central

Summary:

This application seeks planning permission for the subdivision and change of use of the building to provide a ground floor office and laundrette, with four studio apartments at first and second floor level, together with associated internal alterations, fire and acoustic separation works, internal bin storage, basement storage, revised access/frontage arrangements and associated works. The proposed works are retrospective.

The site falls within Courthouse Campus Town Centre District, Primary Shopping Area (Barnsley) and the Regent St/Church St/Market Hill Conservation Area as allocated by the adopted Local Plan.

Alterations to a listed building are acceptable in principle if they would be of a scale and design which would be appropriate to the host building and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. Also, there should be no impact upon residential amenity and highway safety.

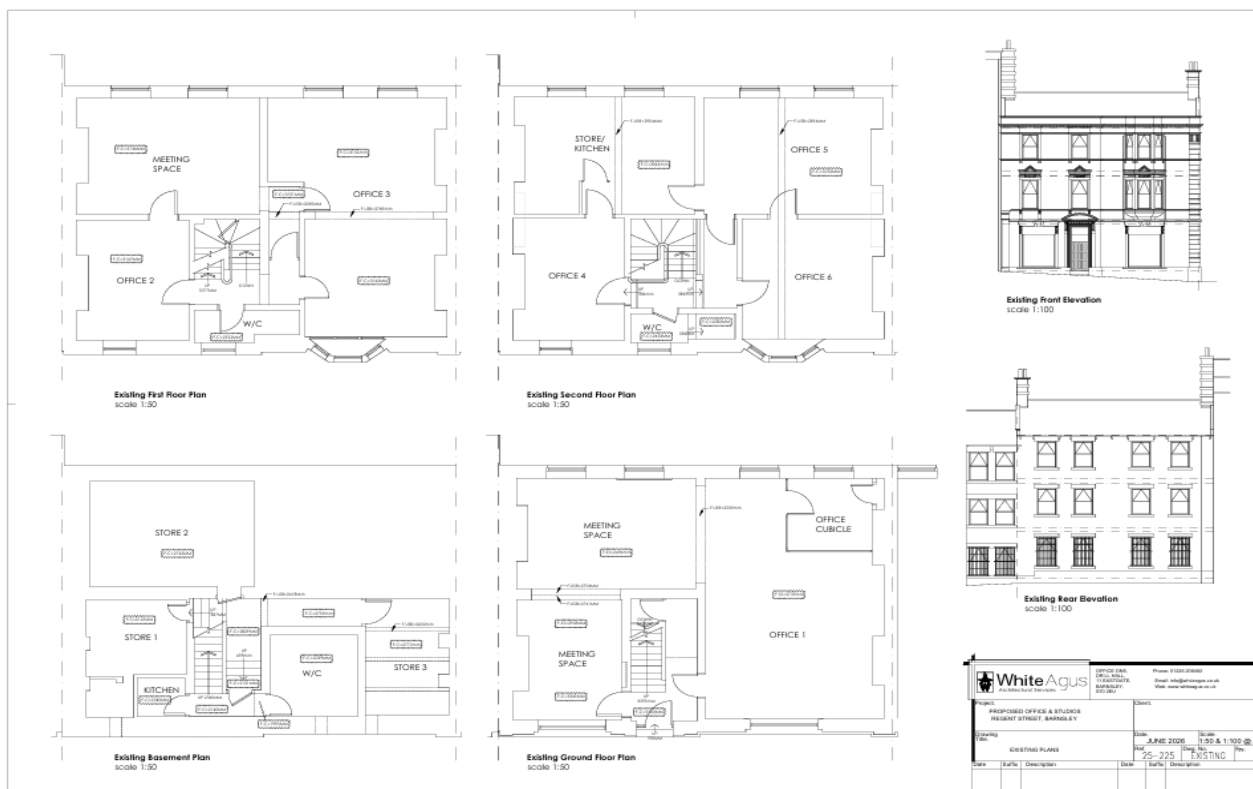
The proposal would have no adverse impact on the listed building. The works are in accordance with Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Local Plan policies HE1, HE2 and HE3. The proposal is also considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

The building (8 Regent Street) is grade II listed (NHLE 1191920) and located on Regent Street in Barnsley Town Centre. Regent Street features a variety of commercial uses at ground floor level frontages. The building was built in 1895 and is part of the Regent Street/Church Street/Market Hill Conservation Area. The listing incorporates Number 8 and 10 Regent Street and 2 Eastgate as the building occupies a corner plot and overall forms a very characteristic frontage that contributes strongly to the group value of Regent Street and the rest of the conservation area.



Listing

Listing Heritage Category: Listed Building Grade: II

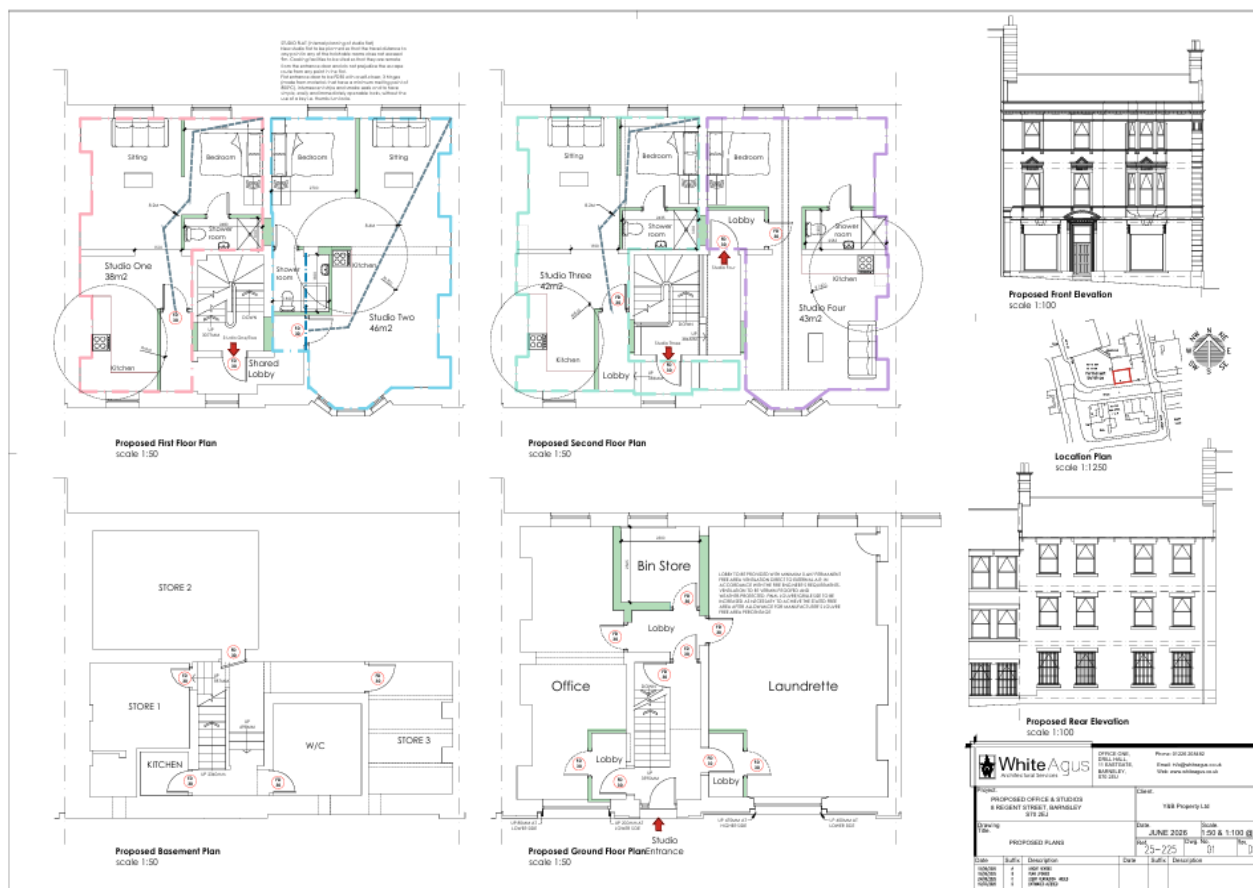
Planning History

There are six relevant planning applications associated with the site.

Application Reference	Description	Status
B/00/0462/BA/AD	Display of two illuminated fascia signs and projecting sign	Approved
B/00/0657/BA/LB	Display of one projecting sign and illuminated signs on a Listed Building	Approved with Conditions
B/04/2379/BA	Installation of new shopfront and disabled access	Approved with Conditions
B/04/2381/BA/LB	Installation of new shopfront and disabled access (Listed Building Consent)	Approved with Conditions
2024/0111	Change of use of first and second floors from offices to 4 no. apartments	Approved with Conditions
2024/0114	Change of use of first and second floors from offices to 4 no. apartments (Listed Building Consent)	Approved with Conditions

Proposed Development

The applicant is seeking approval for the change of use of the first and second floor of the building from offices to four residential apartments. On the ground floor a laundrette is proposed. No external works or basement-level alterations are proposed. It is stated that no significant historic features are proposed to be removed, with the works principally comprising internal subdivision, fire and acoustic separation, and alterations to form the above-mentioned changes of use.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019). The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require.

Local Plan Allocation – Courthouse Campus Town Centre District, Primary Shopping Area (Barnsley), Conservation Area (Regent St/Church St/Market Hill)

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High-quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE2: Heritage Statements and general application procedures – Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy TC1: Town Centres – New retail and town centre development will be directed to centres to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

Policy TC2: Primary and Secondary Shopping Frontages - Proposals for retail uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres provided that:

- Within each primary shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail in nature.
- Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail in nature.

Policy BTC21: Courthouse Campus – We will allow the following types of development in the Courthouse Campus District. Education and community facilities. Offices. Developments designed to support the creative and digital industries. Residential development, including live-work units. Multi storey car parking. A new public park and improved public spaces.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Design of Housing Development
- Heritage impact statements
- Parking
- Sustainable Travel

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the document. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal. The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 20 - Conserving and enhance the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Other Guidance

- South Yorkshire Residential Design Guide

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour were sent written notification, and the application has been advertised on the Council website. Also, a site notice has been placed at the site, and a press notice also issued. One comment was received and in summary raised the following points.

- Construction work has begun on site
- No objection in principle
- Playing loud music and impact on neighbours

Consultations

Central Ward Councillors – No objections

Conservation – No objections subject to conditions

Highways Drainage – No objections

Highways Development Control (DC) – No Objections

Pollution Control – No objections subject to conditions

Yorkshire Water – No Objections

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- Impact upon the Listed Building, Conservation Area and visual amenity
- Impact upon residential amenity
- Impact upon highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The application site is in a town centre location where national and local policy indicates that main town centre uses will be directed in order to maintain the vitality and viability of centres. The site falls within the Courthouse Campus Town Centre District. As such, Local Plan Policies TC1: Town Centres and BTC21: Courthouse Campus are relevant which generally expect development to support and maintain the Town Centre's sub-regional role as the Borough's dominant Centre. Support will be given to retail, but other suitable town centre uses will be supported including residential uses as proposed.

The proposed development and therefore change of use of the building is acceptable because Policy BTC21 states we will allow "residential development, including live-work units" in said district and the proposed use can be deemed to fall with that category. Given the above the proposed change of use of the building to residential apartments is deemed acceptable in principle. The proposed addition of the laundrette is also compatible as other commercial uses are featured at ground floor level on Regent Street. This weighs significantly in favour of the proposal.

The site is also a listed building and within the Regent Street/Church Street/Market Hill Conservation Area, as such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The LPA will support proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Furthermore, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not significantly impact upon highway safety.

Impact upon Listed Building, Conservation Area and Visual Amenity

These applications seek planning permission and listed building consent for a series of alterations to 8 Regent Street, Barnsley. They follow the previously approved applications for the subdivision and change of use of the upper floors to residential accommodation under references 2024/0111 and 2024/0114. The current submissions revise that earlier scheme by altering the layout of the studio flats at first and second floor levels. They also introduce a new laundrette within the existing office space, identified as Office 1, on the eastern side of the ground floor.

The building is listed at Grade II (NHLE 1191920), so the planning application is accompanied by an application for listed building consent. The listing includes Nos. 8 and 10 Regent Street and 2 Eastgate, reflecting the building's corner-plot arrangement. The building dates from 1895 and is a six-bay ashlar composition to Regent Street, designed in a classical style.

Nos. 8 and 10 are arranged as left- and right-handed counterparts and include oriel windows extending through first and second floor levels. The doorways have segmental pediments which project to form canopies. The first-floor sash windows are surmounted by triangular pediments, while those at second floor level incorporate fleur-de-lys detailing. The elevation is finished with a deep overhanging cornice with dentils beneath.

Overall, the Regent Street elevation is of clear architectural quality and character and makes a strong contribution to the group value of Regent Street and to the character and appearance of the conservation area. Internally, the building is comparatively plain and functional and is generally lacking in visible architectural detailing.

No external works or basement-level alterations are proposed. The applicant states that no significant historic features are proposed to be removed, with the works principally comprising internal subdivision, fire and acoustic separation, and alterations to form the office and laundrette lobbies, residential entrance, and four studio apartments. Minor frontage and access alterations were originally proposed, but the plans have now been updated to omit these. At ground floor level, two lightweight stud lobbies would be formed either side of the entrance hall after entering through the front door, providing independent access and fire separation. To the rear of the building, a communal bin store would be created. A similar bin store arrangement was approved in 2024.

At first and second floor levels, the existing stairwell access to the side offices would be blocked up and replaced with a shared lobby at the front of the building on both floors. These lobby areas would be formed within spaces currently occupied by W.C.s at first and second floor levels. Elsewhere, the studio flats would be created by closing off the existing interconnecting doorways which currently allow access across the floors, together with further lightweight stud partitions to provide toilet and shower rooms. Each flat would be arranged in a generally open-plan manner. Overall, the internal interventions are relatively light-touch and appear largely to affect modern fabric or later alterations which do not make a strong or positive contribution to the historic significance of the listed building. This weighs significantly in favour of the proposal.

Regarding the proposed removal of the structural wall at first floor level between Studio 2 and the shared lobby. This appears to be an original structural wall, and its removal would be a more intrusive intervention. It would introduce a minor degree of harm to the historic fabric and would erode the original plan form and layout. Furthermore, regarding the proposed removal of the dividing wall between existing office rooms 5 and 6 to create the open-plan space for Studio 2. It is not clear from the information provided whether this is a stud partition, a later subdivision, or historic fabric, and this point requires clarification.

It is also anticipated that the conversion of the ground-floor unit to a laundrette will require signage. While there are no concerns in principle regarding the change of use of the space, any signage will need to be restrained, compatible with the quality and character of the listed building and accommodated within the constraints of its architecture. This will be set out in an informative. Also, while the plans do not appear to indicate its removal, it should be confirmed that the three-centred downstand and moulded arch, together with the adjacent guardrail, newel post and balusters at the head of the second-floor stair, will be retained as existing. Following clarification, it is understood that the dividing walls penned for removal or alteration are timber studs and later modern partitioning. Furthermore, the balustrade and arch mentioned above are to be retained unaltered. This weighs significantly in favour of the proposal.

There will be no significantly harmful impact to visual amenity from the proposed conversion. The materials are to be retained as existing whilst maintaining the core design of the existing building. There is to be no significant change to the outside of the property therefore the visual amenity of the street scene is not expected to be compromised. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with policy D1 of the Local Plan. Furthermore, the works are in accordance with Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Local Plan policies HE1, HE2 and HE3.

Residential Amenity

In terms of noise from surrounding uses, it is noted that the proposed apartments will be located on a predominantly commercial street however existing residential uses are located at first floor level as proposed therefore commercial noise would not be considered a significant issue. In addition, the LPA's Pollution Control team have raised no objections to the scheme. This weighs significantly in favour of the proposal. The proposed internal dimensions meet the standards for studio flats set out within the South Yorkshire Residential Design Guide. The minimum floorspace for a one bedroomed studio flat is 33sqm and all of the proposed apartments exceed this required floorspace. This weighs significantly in favour of the proposal.

Shared private amenity space for flats should be a minimum of 50sqm plus and additional 10sqm per unit either as a balcony space or added shared private space. To the rear of the building is a rear yard area which provides approximately 166sqm of space however the quality of this space is considered poor. The amount of shared private space to be provided can also depend on the quality, quantity and accessibility of local public open space.

Within the wider area of the Town Centre there is the Dearne Valley Country Park and the Dearne Valley Green Heart partnership, which is one of the only 12 nature improvement areas in England which is creating a healthy and attractive natural environment providing plenty of outdoor amenity space within the local area. Given that the one bed apartments are very unlikely to appeal to families, it is considered that there is acceptable outdoor amenity space for the proposed scheme given the nearby facilities as well as the close proximity to the Town Centre and the amenities provided there. This weighs moderately in favour of the proposal.

For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in line with the standards set within the SPD and the SYRDG. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no significant impact upon highway safety. The four studio apartments were previously granted planning permission (2024/0111). It is considered that the proposed laundrette use would not have a greater number of employees or would not generate a higher number of vehicular movements than the existing office use when it was fully operational.

Given its town centre location, the site is within comfortable walking distance of Barnsley Interchange along with the services, amenities and facilities of Barnsley town centre and is therefore in a sustainable location which complies with Local Plan Policy T3 New Development and Sustainable Travel. This weighs significantly in favour of the proposal.

It is noted that future plans for the laundrette may include the introduction of a collection/drop-off service whereby drivers would drop off bags of washing from clients, with the bagged laundry brought directly into the building; the presence of a loading bay along the site side of the road just a few metres from the entrance into the building would allow such a service to operate without adversely impacting upon the public highway. The proposals are therefore considered acceptable from a highways point of view. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In accordance with National decision-making policy S3 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the listed building, nor residential amenity or highway safety. This weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Alterations to frontage
- Arch and balustrade
- Dividing walls

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.