



Place Directorate
Economic Regeneration
Planning and Building Control
Head of Service: Joe Jenkinson

Notice of Prior Approval Determination

Part 1 of Schedule 2 to the Town & Country Planning
(General Permitted Development) Order 1995 (as amended)

Correspondence Address:

273 Park Road
Barnsley
S70 1QL

Decision Date:

04 May 2017

APPLICATION NO:

2017/0420

DESCRIPTION:

Conversion of existing 2 storey offices to 2 storey residential units (15)
(Prior Notification - Change of Use)

LOCATION:

Compass House, Castlereagh Street, Barnsley, S70 1BA

APPLICANT:

Philip Fletcher

Prior approval is hereby refused for the development described above.

- 1 In the opinion of the Local Planning Authority, the proposal does not meet the requirements of Town and Country Planning General Permitted Development Order 2015(as amended), Schedule 2 Part 3 Class O and paragraph W, in that it was not used for a use falling within Class B1(a)(offices) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, on 29th May 2013.
- 2 In the opinion of the Local Planning Authority there are likely to be unacceptable noise impacts from commercial premises on the intended occupiers of the development. Insufficient information has been provided to enable the Local Planning Authority to determine whether the residential units would provide acceptable standards of amenity for future residents due to noise nuisance.

Signed

Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.