

PLANNING STATEMENT

Proposed Office, Laundrette and Four Studio Apartments

8 Regent Street, Barnsley, S70 2EJ

Applicant	Y&B Property Ltd
Prepared by	White Agus Ltd
Date	July 2026
Application type	Full planning application and associated Listed Building Consent
Proposal	Ground floor office and laundrette, with four studio apartments above

Planning case summary

The principle of four upper-floor residential units has already been established by planning permission 2024/0111.

The revised scheme introduces a town-centre laundrette at ground floor level with controlled opening hours of 8:00am to 8:00pm.

The proposal preserves the listed building by minimising intervention to historic fabric and retaining an active commercial frontage.

Executive Summary

Use	Heritage	Amenity
Mixed-use town centre scheme: office, laundrette and four studio apartments.	Grade II listed building within the Regent Street / Church Street / Market Hill Conservation Area.	Controlled hours, internal drop-off, acoustic upgrades and no external storage.

This Planning Statement has been prepared on behalf of Y&B Property Ltd to accompany a planning application for proposed mixed-use development at 8 Regent Street, Barnsley, S70 2EJ.

The application seeks planning permission for the use and internal subdivision of the ground floor to provide an office and laundrette, together with revised upper-floor residential accommodation comprising four studio apartments.

The proposal follows the previous approval under planning reference 2024/0111, which granted planning permission for the change of use of the first and second floors from offices to four apartments. The current proposal retains the approved principle of residential use at first and second floor level, while regularising the new ground floor laundrette use and associated frontage/access alterations.

1. Site and Surroundings

The application site comprises an existing three-storey building with basement accommodation at 8 Regent Street, Barnsley. The building is located within Barnsley Town Centre, in an area characterised by a mixture of commercial, office, service and residential uses.

Regent Street contains commercial uses at ground floor level, with upper floors in a range of office and residential uses. The site is in a highly sustainable town centre location, within convenient walking distance of shops, services, public transport, employment areas and public car parks.

The building is Grade II listed and lies within the Regent Street / Church Street / Market Hill Conservation Area. The previous officer report confirmed that the building forms part of an important group of listed buildings and contributes positively to the character and appearance of Regent Street and the wider conservation area.

2. Relevant Planning History

Application reference	2024/0111
Decision	Granted on 26 September 2024
Approved description	Change of use of first and second floors from offices to 4 no. apartments
Key relevance	The principle of four upper-floor residential units has already been accepted.

The approved scheme related to the conversion of the first and second floors from office accommodation to four apartments, with the ground floor remaining in commercial use. Condition 2 of that permission requires the development to be carried out strictly in accordance with the approved plans and supporting documents.

The current application is therefore submitted to regularise the revised mixed-use arrangement, including the laundrette use at ground floor level, the revised ground floor frontage/entrance arrangement and the updated studio apartment layout.

The previous application was also accompanied by Listed Building Consent due to the listed status of the building. The previous heritage statement confirmed that the building is a nineteenth-century Grade II listed building with an ornate ashlar frontage, stone detailing, oriel window, moulded string courses, dentilled cornice and natural slate roof.

3. Proposed Development

The proposed development comprises the subdivision and use of the ground floor to form an office and laundrette, together with four studio apartments at first and second floor level. The scheme includes separate entrances for the office, laundrette and upper-floor studios, together with associated fire separation, lobbies, doors, refuse storage and Building Regulation upgrades.

- Ground floor office and laundrette units.
- Separate residential entrance serving the four studio apartments.
- Four self-contained studio apartments at first and second floor level.
- Basement storage and ancillary accommodation.
- Internal bin store and managed refuse arrangements.
- Minor external/frontage alterations to facilitate the separate entrances.

Studio 1	Approximately 38m ²
Studio 2	Approximately 46m ²
Studio 3	Approximately 42m ²
Studio 4	Approximately 43m ²

The proposal would retain commercial activity at ground floor level while making beneficial use of the upper floors for residential accommodation.

4. Applicant and Operational Details

Applicant	Y&B Property Ltd, 8 Regent Street, Barnsley, S70 2EJ
Laundrette hours	8:00am to 8:00pm
Initial staffing	2 permanent staff
Future staffing/logistics	Up to 2 drivers as the business grows
Drop-off arrangement	Drivers may drop off bagged washing from clients. Bags will be brought directly into the building.
External storage	None proposed

The proposed laundrette would operate between 8:00am and 8:00pm. These hours are appropriate for a town centre location and avoid late-night activity.

The laundrette would employ two permanent staff initially. As the business grows, up to two drivers may operate a collection/drop-off service. Drivers would drop off bags of washing from clients, with the bagged laundry brought directly into the building. No external storage or external sorting is proposed.

The proposed staffing and delivery/drop-off arrangements are modest and compatible with the commercial character of Regent Street.

5. Ground Floor Frontage and Heritage Approach

Conservation-led frontage strategy

The front shop doors are to be positioned to the left-hand side of the glazing.

A large glazed panel will be retained above the existing stone window sill.

This approach minimises stone removal and helps conserve the original structure.

The proposed ground floor shopfront and door arrangement has been designed to minimise intervention into the listed frontage. The client has confirmed that the front shop doors on the ground floor are to be fitted to the left-hand side of the glass, with a large glass panel retained above the existing stone window sill.

This approach is specifically intended to minimise the amount of stonework that needs to be removed and to conserve as much of the original structure as possible. The proposed frontage works would allow the building to function for the intended office, laundrette and residential uses while limiting physical impact on the listed fabric.

6. Planning Policy Context

The previous officer report identified the following Barnsley Local Plan policies as relevant to the site and development:

- Policy SD1 - Presumption in favour of Sustainable Development
- Policy D1 - High Quality Design and Place Making
- Policy GD1 - General Development
- Policy TC1 - Town Centres
- Policy BTC21 - Courthouse Campus
- Policy HE1 - The Historic Environment
- Policy HE3 - Developments affecting Historic Buildings
- Policy Poll1 - Pollution Control and Protection
- Policy T3 - New Development and Sustainable Travel
- Policy T4 - New Development and Transport Safety

The previous officer report also identified the Design of Housing Development SPD, Parking SPD, Sustainable Travel SPD and the South Yorkshire Residential Design Guide as relevant guidance. The proposal should also be assessed against the National Planning Policy Framework, particularly in relation to town centre vitality, sustainable development, high-quality design and conservation of heritage assets.

7. Principle of Development

The principle of residential use at first and second floor level has already been established by planning permission 2024/0111. The previous officer report confirmed that the site is located within the town centre and within the Courthouse Campus Town Centre District. It noted that Policy BTC21 allows residential development, including live-work units, within this district and concluded that the proposed residential use was acceptable in principle.

The current application retains the approved principle of four upper-floor residential units. The proposed ground floor office is consistent with the existing commercial character of the building and the wider town centre. The proposed laundrette would provide a useful local service use in a sustainable town centre location.

Although a laundrette is generally treated as a sui generis use, the use is appropriate in principle in this location, subject to appropriate controls over hours, noise, ventilation and servicing. The proposal would maintain active ground floor use, support town centre vitality and secure the beneficial reuse of the upper floors. The development is therefore acceptable in principle and accords with Policies SD1, GD1, TC1 and BTC21.

8. Residential Amenity and Standard of Accommodation

The proposed studio apartments would provide an acceptable standard of accommodation for future occupiers. The previous officer report confirmed that the minimum floor area for a one-bedroom studio flat under the South Yorkshire Residential Design Guide is 33m². It also confirmed that the previously approved units were acceptable where two units provided 33m² and two provided 40m².

The current proposal improves upon those minimum standards, with the proposed studio apartments providing approximately 38m², 46m², 42m² and 43m². Each studio would include its own kitchen, living/sleeping area and shower room. The units are therefore of an acceptable size and layout for town centre studio accommodation.

The previous officer report acknowledged that the rear yard amenity space was limited in quality but considered the arrangement acceptable due to the town centre location, the type of accommodation proposed and the availability of nearby public open space and town centre facilities. The proposal would therefore provide an acceptable standard of accommodation and would comply with Policy GD1 and the relevant residential design guidance.

9. Noise, Vibration and Acoustic Mitigation

The proposal has been designed with specific regard to acoustic separation between the ground floor commercial uses and the upper-floor residential accommodation. The previous planning permission includes a condition requiring a noise impact assessment to ensure that acceptable internal noise levels are achieved within the four apartments.

Enhanced acoustic specification

GenieClip and furring bar system across the entire first-floor ceiling.

100mm RWA45 insulation slab.

Two layers of 15mm FireLine board.

3mm rubberised impact matting over the existing 6mm ply board above the floorboards to the second floor.

Client-indicated performance: approximately 46-48dB airborne sound reduction and less than 55dB impact sound.

The current proposal introduces a laundrette at ground floor level. The applicant recognises the need to ensure that the laundrette does not give rise to unacceptable noise or vibration impacts for the future occupiers of the studio apartments or neighbouring occupiers.

The client has confirmed that, regardless of minimum requirements, an enhanced soundproofing specification is proposed due to the Grade II listed status of the building and the need to protect future residential amenity. This demonstrates that noise and vibration considerations have been incorporated into the design from the outset.

The proposed laundrette opening hours of 8:00am to 8:00pm would avoid late-night activity and would further reduce the potential for harm to residential amenity. Subject to the submitted details and any necessary planning conditions, the proposal would comply with Policies GD1 and Poll1.

10. Ventilation, Plant and Equipment

The proposed laundrette would operate internally within the ground floor unit. Any laundry equipment, ventilation, extraction or plant would be designed and installed to avoid unacceptable impacts on neighbouring amenity or the listed building.

- Any plant is to be located internally where possible.
- Any external louvres, vents or grilles are to be kept to the minimum necessary.
- Any external ventilation details are to be sensitively positioned and designed.
- No external plant or equipment is to be installed in a manner that harms the listed frontage.
- Any noise-generating equipment is to be appropriately attenuated.
- Heat and humidity from laundrette operations are to be controlled internally.

The final ventilation and plant details can be secured by planning condition if required. This would allow the Local Planning Authority to retain control over any external interventions and ensure that the heritage significance of the building is preserved.

11. Impact on Neighbouring Amenity

The upper-floor residential use has already been accepted under the previous planning permission. The main additional consideration is the proposed ground floor laundrette use.

The laundrette would operate between 8:00am and 8:00pm, with two permanent staff initially and future collection/drop-off activity by up to two drivers as the business grows. The drivers would drop off bagged washing directly into the building, with no external sorting or storage proposed.

The use would be modest in scale and appropriate to the town centre location. The building is situated within an established commercial street where daytime activity is expected. The proposed acoustic specification, controlled hours of operation, internal servicing arrangements and absence of external storage would ensure that the development does not result in unacceptable harm to neighbouring amenity or the amenity of future residents.

12. Heritage Impact

The building is Grade II listed and lies within the Regent Street / Church Street / Market Hill Conservation Area. The proposal has therefore been designed to preserve the character, appearance and significance of the heritage asset.

The previous heritage statement identified the building's key features, including its ashlar frontage, stone window and door detailing, two-storey oriel window, moulded string courses, dentilled cornice, natural slate roof and ornamental chimney stacks.

The previous officer report confirmed that the earlier conversion was acceptable in heritage terms, noting that there was little original fabric or detail loss and no harmful external change. It also confirmed that the insertion of internal dividing walls for acoustic and fire separation was acceptable.

The current proposal continues this conservation-led approach. The works are predominantly internal and are required to support the viable use of the building. The shopfront/door arrangement has been specifically considered to minimise

removal of stonework by positioning the doors to the left-hand side of the glazing and retaining a large glass panel above the existing stone sill.

The proposal would not result in unjustified loss of significant historic fabric. Any required fire, acoustic and ventilation works would be carefully detailed to minimise harm. The development would preserve the special interest of the listed building and the character and appearance of the conservation area.

13. Design and Visual Amenity

The proposal makes efficient use of an existing town centre building and maintains an active ground floor frontage. The proposed external alterations are limited and are primarily associated with the practical operation of the separate office, laundrette and residential entrances.

The design approach is to minimise intervention into the listed frontage and preserve the building's established architectural character. The commercial ground floor use would remain compatible with the established character of Regent Street, while the upper floors would continue to provide residential accommodation in accordance with the approved principle. The development would preserve the visual amenities of the locality and accord with Policy D1.

14. Highways, Parking and Sustainable Travel

No dedicated off-street parking is proposed. This approach was accepted under the previous approval. The previous officer report confirmed that there would be no highway safety impact and noted that the site is within Barnsley Town Centre, within easy walking distance of public car parks and public transport links.

The current proposal remains consistent with that conclusion. The site is highly accessible by walking, cycling and public transport. The proposed laundrette would generate modest customer activity and limited staff movements. The proposed future driver activity would involve drop-off of bagged laundry directly into the building, without external storage or prolonged servicing activity.

The site is located in a town centre environment where such activity is expected and manageable. The proposal would not create an unacceptable highway safety or parking impact and would comply with Policies T3 and T4.

15. Refuse and Servicing

The previous application was supported by a refuse collection statement. That statement confirmed that domestic bin storage was provided at ground floor level and that bins would be put out onto Regent Street on collection days.

The current proposal includes an internal ground floor bin store. The submitted drawing shows the bin store located within the ground floor layout, accessed from the internal lobby arrangement. The refuse arrangements would be managed so that waste is stored internally between collection days and presented for collection only at the appropriate times.

The office and laundrette would have separate commercial waste arrangements as required. No external refuse storage is proposed. The refuse and servicing arrangements are considered acceptable and would not result in harm to visual amenity, pedestrian movement or highway safety.

16. Fire Safety and Building Regulations

A fire strategy has been prepared for the building. The strategy describes the building as comprising a basement, ground floor and two upper floors, with two independent ground floor units and four bedsit flats located on the first and second floors.

- Individual fire alarm systems within each flat.
- Smoke detection within communal areas.
- Separate fire alarm systems for the ground floor units.
- FD30S fire doors to the stair enclosure and flat entrances.
- 60-minute fire compartmentation between the ground floor units and residential accommodation.
- Emergency lighting within communal areas and ground floor units.
- Smoke ventilation to the common stair.

Detailed Building Regulation compliance will be addressed through the separate Building Control process. However, the submitted fire strategy demonstrates that the proposed office, laundrette and residential arrangement can be safely accommodated within the building.

17. Biodiversity Net Gain

The proposal relates to the change of use and internal alteration of an existing town centre building. The site comprises existing built form and hardstanding, with no material impact on habitat.

The proposal is therefore considered to fall within the scope of the de minimis exemption from mandatory Biodiversity Net Gain, as the development would not impact habitat of biodiversity value. A separate BNG exemption statement can be provided if required for validation.

18. Planning Balance and Conclusion

The proposed development represents an appropriate and sustainable reuse of an existing listed town centre building.

The principle of four upper-floor residential units has already been established by planning permission 2024/0111. The revised studio apartments exceed the previously accepted minimum studio flat floor area standard and would provide acceptable accommodation in a highly sustainable town centre location.

The proposed ground floor office and laundrette are compatible with the commercial character of Regent Street and would contribute to the vitality and viability of the town centre. The laundrette would operate between 8:00am and 8:00pm, with modest staffing and controlled drop-off arrangements. These details demonstrate that the use can operate without unacceptable harm to neighbouring amenity, highway safety or the amenity of future occupiers.

The proposal has also been designed with regard to acoustic performance. The proposed GenieClip/furring bar ceiling system, RWA45 insulation, double FireLine board and impact matting would provide enhanced sound separation between uses.

The building's Grade II listed status has been carefully considered. The proposed shopfront/door arrangement seeks to minimise stone removal and preserve the building's historic fabric. The development would preserve the special interest of the listed building and the character and appearance of the conservation area.

Conclusion

Accordingly, the proposal accords with the relevant provisions of the Barnsley Local Plan, associated Supplementary Planning Documents and the National Planning Policy Framework. Planning permission should therefore be granted.

Submitted / Supporting Information

- Existing and proposed plans, including proposed office, laundrette and four studio apartment layout.
- Planning permission 2024/0111 decision notice and officer report.
- Heritage statement / listed building supporting information.
- Refuse collection statement.
- Fire strategy prepared by Fire Safety Engineering Consultancy.
- Client operational information confirming hours, staffing and drop-off arrangements.

Prepared by White Agus Ltd | [Architectural Services](#)