

**Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	LEE	Surname:	SILVERWOOD
Company name:	C/O ANDREW BAILEY RIBA CHARTERED ARCHITECTS				
Street address:	106, Sackville Street				
Town/City:	Barnsley				
Country:					
Postcode:	S70 2BX				
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	ANDREW	Surname:	BAILEY
Company name:	ANDREW BAILEY ARCHITECTS				
Street address:	GLENDOWER HOUSE				
	85 LUNDHILL ROAD				
	WOMBWELL				
Town/City:	BARNSLEY				
Country:					
Postcode:	S73 0RL				
				Telephone number:	01226752590
				Mobile number:	
				Fax number:	
				Email address:	ANDREW.BAILEY@AKBARCHITECTS.COM

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

CHANGE OF USE FROM CHURCH TO 4NO. STUDIO FLATS AND WORKS TO REAR ELEVATION

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Andrew

Thank you for the cross section plan; we are confident that issues regarding residential amenity have been addressed

Assuming no specific problems are brought to light we are optimistic that the application for the conversion of Seventh Day Adventist Church, 106 Sackville Street could be looked upon favourably.

Kind Regards

Rachael Roddis

Planning Officer

Development Management

Barnsley Council

Telephone: 01226 772578

Email: Rachaelroddis@barnsley.gov.uk

Mail: Development Management, PO Box 604, Barnsley, S70 9FE

From: Andrew Bailey [mailto:aa2larchitects@btconnect.com]

5. Pre-application Advice

Sent: 14 February 2018 14:41
To: Burton , Andrew; Roddis , Rachael
Cc: Edward Prescott; Ben Smith; lee@nexus-property.com; pa@nexus-property.com
Subject: Re: 106 SACKVILLE STREET

Rachael

refer to my cross section as requested

Studio 1 will be flooded with natural light from the south

elevation, full height window and cut away land..

If Andrew agrees, we can submit the application

Andrew

----- Original Message -----

From: Roddis , Rachael

To: 'Andrew Bailey'

Sent: Wednesday, February 14, 2018 1:29 PM

Subject: RE: 106 SACKVILLE STREET

Thank you for the plans Andrew

I have had the opportunity to study the plans and discuss the proposal with Andrew Burton.

Whilst I believe that my concerns have been met in relation to the residential amenity issues regarding studio 1, by the removal of the external staircase and a reduction of the external floor levels in the garden. I would like to see some addition details, such as a cross section showing the cut away land.

I don't believe that a meeting is necessary in this instance.

Rachael Roddis

Planning Officer

Development Management

Barnsley Council

Telephone: 01226 772578

Email: Rachaelroddis@barnsley.gov.uk

Mail: Development Management, PO Box 604, Barnsley, S70 9FE

From: Andrew Bailey [mailto:aa2larchitects@btconnect.com]
Sent: 13 February 2018 12:41
To: Burton , Andrew; Roddis , Rachael
Cc: Edward Prescott; Ben Smith; lee@nexus-property.com; pa@nexus-property.com

5. Pre-application Advice

Subject: Re: 106 SACKVILLE STREET

Rachael and Andrew

I attach amended drawing F02D

Studio 1- We propose to remove the external staircase and reduce the external floor levels in the garden. The outlook to the garden area will then be acceptable

The rear elevation window will be increased to achieve 1/10th of the floor area in accordance with the building regulations

The upper floors have been significantly redesigned

Ground floor - 51m2 one bedroom flat - meets SYRDG Standards of min. 46m2 for a one bedroom flat

Bedroom will be 12m2 minimum

First floor - 44m2 studio - meets SYRDG Standards of min. 33m2 for a studio

Second Floor - Refer to the cross section - the floor level has been reduced -

we now achieve a 38m2 studio

We hope you can now confirm support of this change of use

Andrew

----- Original Message -----

From: Roddis , Rachael

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No
- Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No
- Are there any new public roads to be provided within the site?

☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No
- If Yes, please provide details:

P02
- Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

TO PROVIDE OUTLOOK FROM LOWER GROUND STUDIO

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

COURSED STONE

Description of *proposed* materials and finishes:

RECLAIMED COURSED STONE

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

P01, P02, P03
DESIGN/ACCESS/HERITAGE STATEMENT

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

P02

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

13. Assessment of Flood Risk

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

15. Existing Use

Please describe the current use of the site:

VACANT

Is the site currently vacant?

- ☒ Yes ☐ No

If Yes, please describe the last use of the site:

CHURCH

When did this use end (if known) (DD/MM/YYYY)?

06/03/2017

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

- ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

- ☐ Yes ☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- ☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	4	0	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 4

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	4
Total existing residential units	

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D2 - Assembly and leisure	200	200	0	-200
Total	200	200	0	-200

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent 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.



Date