BARNSLEY
Metropolitan Borough Council

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

Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (as amended)
SCHEDULE 2, PART 3 Class O OFFICES TO DWELLINGHOUSES

Correspondence Address:
Velocity village
Tenter street
Sheffield
S1 4BY

Decision Date:
20 March 2018

APPLICATION NO:	2018/0237
DESCRIPTION:	Change of use for former offices to 115 no. residential apartments (Prior Notification)
LOCATION:	Springfield House, Springfield Street, Barnsley, S70 6HF
APPLICANT:	DLP Planning Ltd.

Prior approval is hereby refused for the development described above, for the following reasons:

1. The description of the proposed development is " Change of Use of former office block to residential use". However, the supporting statement proposes to change the windows from white frames to anthracite frames and plans propose refuse store and cycle store. In the opinion of the Local Planning Authority External works do not form part of this Prior Notification Application and the application is therefore not in accordance with all conditions limitations or restrictions of Schedule 2 Part 3 Class O of the General Permitted Development Order 2015 as amended.

2. The Local Planning Council considers that whilst residential development is acceptable in principle, the scale of this proposal would inevitably result in material changes to the external appearance of the building which is not in accordance with Schedule 2 Part 3 Class O of the General Permitted Development 2015 as amended.

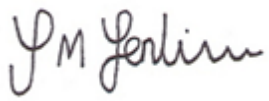
3. In the opinion of the Local Planning Authority the scale of the development would be to the detriment of the free and safe flow of other traffic on the highway due to the potential generation of significant amount of deliveries and a lack of off street servicing parking/manoeuvring facilities, resulting in all deliveries/collections taking place on the highway which is restricted at this point or would result in reversing manoeuvres to/from the highway. The development is therefore contrary to Core Strategy Policy CSP26 New Development and Highway Improvement.

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 giving 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.

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*