



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

Correspondence Address:

72 Bury New Road
Prestwich
M25 0JU

Decision

Date:

16/05/2023

APPLICATION NO: 2022/0954

DESCRIPTION: Conversion of vacant first floor into 8no apartments - Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

LOCATION: 3 King Street, Hoyland, Barnsley, S74 9JU

APPLICANT/AGENT: Debtal Architecture Ltd

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 The development must be completed within a period of 3 years starting with the prior approval date.

Reason: In accordance with the conditions set out within Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (No DA22070-003) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to any of the apartments subject to the application being occupied, the mitigation measures described in report 'Noise Impact Assessment' for site No. 3 King Street, Hoyland, Barnsley, S74 9JU, produced by Peak Acoustics dated 28/04/2023, ref: TB0802231NR shall be implemented in full and retained as such thereafter for the lifetime of the development.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

- 4 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Additional information:

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

Signed

Dated: 16 May 2023

A handwritten signature in dark ink, appearing to read 'JM Jenkinson', written in a cursive style.

Joe Jenkinson
Head of Planning, Policy and Building Control