

PLANNING STATEMENT

Ref: 2058/54/P8

Yorkshire Bank Branch, 1A Peel Square, Barnsley, South Yorkshire, S70 2PL

1.0 Principles of Development, including justification

The location of the internal 'cosmetic' alterations are all designed to be of a 'transient' nature, with no structural or other major alterations proposed in this respect. They are more lightweight finishes and fixtures, all designed and positioned with consideration to the existing building and are felt to have minimal impact on the Listed Building.

The low level window railings are driven by site issues which are ongoing, resulting in a need to restrict access to the window cills with metalwork and evidence indicates there may have been some form of railings in this same area. As noted previously, the physical changes proposed are minimal, with the various attractive elements on the building not affected by these works.

2.0 Development Alignment with Local Development Framework

Barnsley Statutory Development Plan covers several policies, including the Core Strategy and Saved Policies of the UDP and Regional Spatial Strategy.

The site lies within the town centre of the UDP and the development looks to comply with relevant CSP Policies including CSPII in respect of high quality design relative to the Listed Status of the building.

3.0 Pre-application Consultation

Verbal consultations have taken place with the Council Conservation Officer, Mr. T. Wiles.

Comments have been made in respect of the 'reversible' nature of the external railings and the 'cosmetic' type of internal refurbishment which would be viewed as 'temporary' over the life of the building. Where appropriate, submitted details have been tailored to suit such comments.

PS/Yorkshire Bank, Barnsley

Rev.'O'

2nd March 2015.