



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/1031

To @ Architects Ltd
Suite 7
Ripon house
35-37 Station Lane
Hornchurch
Essex
RM12 6JL

DESCRIPTION Conversion of existing elevations to include: new doorways, new windows to ground and first floor to subdivide into 4 units.

LOCATION Blockbuster Peel Street Barnsley South Yorkshire S70 2RL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 04 September 2014 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall only be carried out in accordance with the following documents:
 - a) Drawing titled 'Site and Location Plan As Existing', numbered 13-0146 EX02 and dated November 2013;
 - b) Drawing titled 'Ground and First Floor Plans As Existing', numbered 13-0146 EX01 Rev A and dated March 2014; and
 - c) Drawing titled 'Proposed GF and FF Plans and Elevations', numbered 13.0146/A300 Rev C and dated March 2014 submitted with an e-mail of 11 November 2014.**Reason: For the avoidance of doubt and to accord with CS policy CSP29, UDP policy TC58/12, the SPD - Shopfront Design and the planning policy statements in the NPPF relating to requiring good design.**
- 3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP29, UDP policy TC58/12, the SPD - Shopfront Design and the planning policy statements in the NPPF relating to requiring good design.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed

Service Director Economic Regeneration, Development, Environment & Culture

Dated 13 November 2014

- 4 No development shall commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, all such areas shall be provided and retained for the entire construction period.
Reason: In the interests of highway safety.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions 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 six months 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.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.