

Application Reference Number:	2026/0582.
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Application Type:	Full.
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Proposal Description:	<i>Alterations to existing openings in external walls, new openings and alterations to existing roof to remove glazing and upstand, removal of dormer and installation of 2no AOV rooflights.</i>
Location:	23 Queens Road, Barnsley, S71 1AN.

Applicant:	Whitshaw Developments Ltd.
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Third-party representations:	None.	Parish:	
		Ward:	Central.

Summary: This application seeks planning permission for alterations to existing openings in the external walls, the installation of new openings, alterations to the existing roof to remove the glazing and upstand, and the removal of a dormer and the installation of two AOV rooflights following a grant of prior approval under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3). The development site is located within an existing settlement and this proposal is considered acceptable in respect of its potential impacts on residential amenity, health and pollution control, visual amenity, highway safety, biodiversity and geodiversity, and contaminated and unstable land, in accordance with NPPF Policies S3, S4, P3, DP3, TR3, TR4 and P2, and Local Plan Policies SD1, GD1, POLL1, D1, T3, T4, BIO1 and CL1 and is attributed substantial, significant, moderate and modest weight accordingly in accordance with national decision-making policies. The benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4. For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance. Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c). Recommendation: APPROVE subject to conditions.
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Site Description

This application relates to a large plot located on the south side of Queens Road. The development site benefits from an edge of Town Centre location and is within an area that is characterised by a mix of uses, including various housing types and small-scale commercial uses and a nearby Dental Surgery. Queens Road Academy is also located to the north with an adjacent Vehicle Testing Centre to the east. The development site is accessible to both pedestrians and cyclists with public transport facilities nearby. The development site benefits from an existing private access and off-street parking arrangement. Queens Road also benefits from existing parking restrictions comprising double yellow lines on both sides of the road and no stopping restrictions on entrance markings during a specified period. The topography of the area falls gradually east-to-west and north-to-south.

The application building is a part single storey part two-storey detached offices building constructed of mixed red brick with small areas of rendering on the east, south and west elevations and pitched, hipped and Jerkinhead concrete tiled and flat roofs. The single storey part benefits from a large roof light. A ground floor bay window and a second-floor dormer window is located on the west elevation. Ramped and stepped pedestrian accesses are located on the north, east and west elevations, and to the south is a vegetated buffer area. The remainder of the development site is hardstanding with an existing hedge on the north boundary.



Planning History

B/92/0022/BA	Change of use to offices and non-residential training centre Class B1 & D1.	Approved.
2006/1924	Demolition of existing building and erection of 16 Apartments.	Approved.
2026/0265	Amendments to existing car park entrance and layout.	Approved.
2026/0266	Application to determine if prior approval is required for the change of use of an office building (Use Class E(g)(i)) to 9 apartments (Use Class C3) via Schedule 2, Part 3, Class MA.	Prior Approval – Granted.

Proposed Development

This application seeks planning permission for alterations to existing openings in the external walls, the installation of new openings, alterations to the existing roof to remove the glazing and upstand, and the removal of a dormer and the installation of two AOV rooflights following a grant of prior approval under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3).

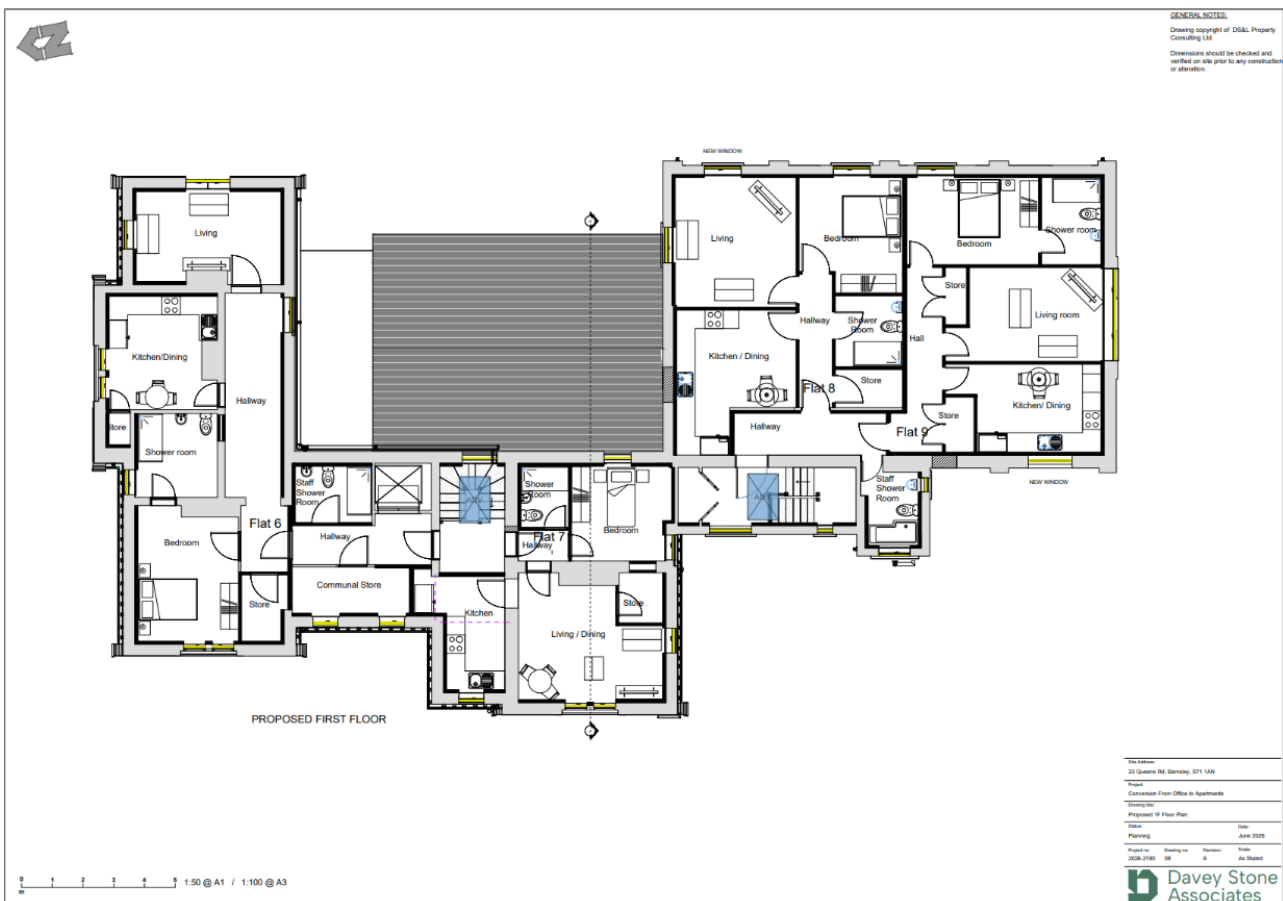
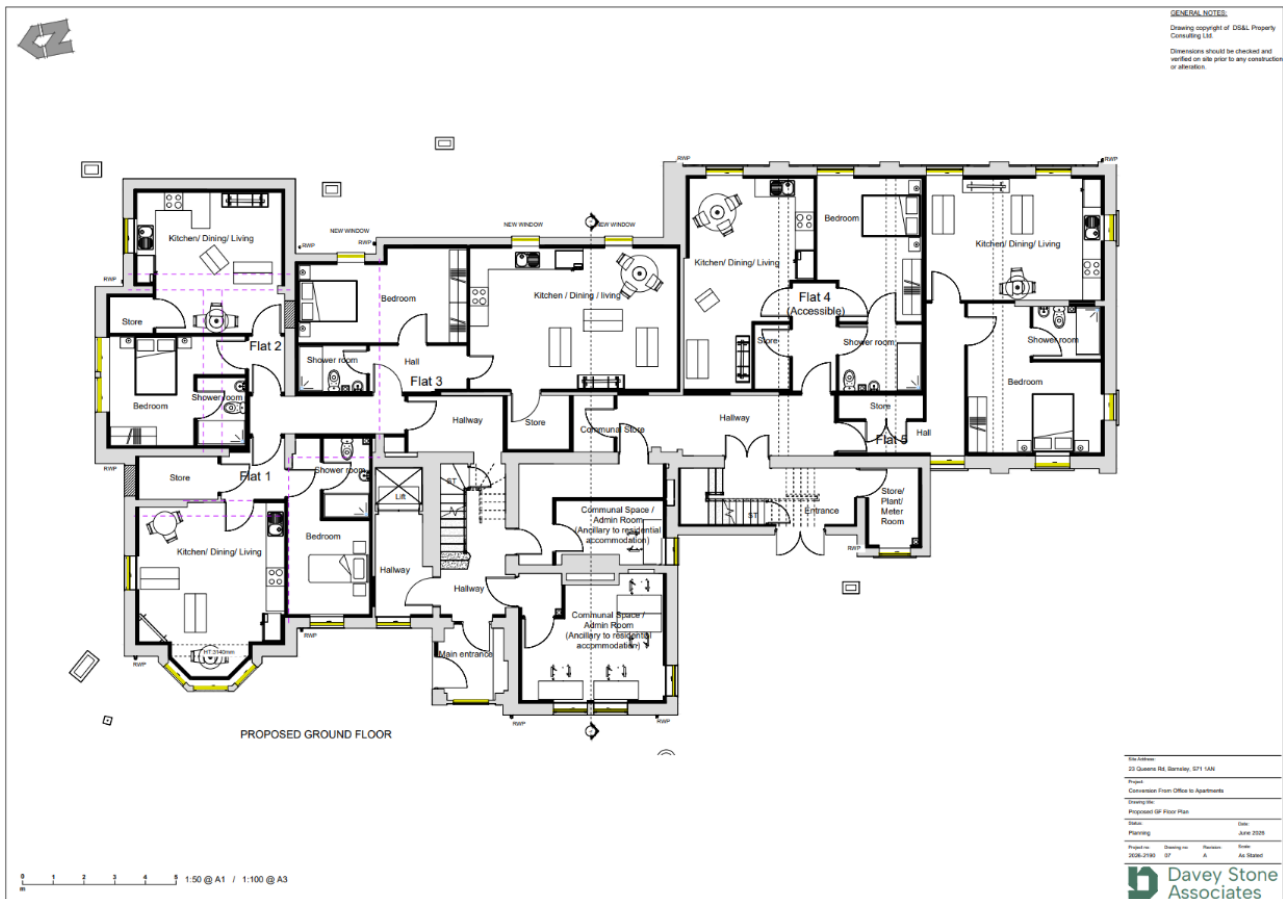
An existing doorway on the north elevation would be blocked up.

One new AOV rooflight, one new first-floor window, and three new ground floor windows would be installed on the east elevation. An existing glazed roof to the single storey element on the east elevation would be removed and replaced with a new pitched tiled roof.

One first-floor window on the south elevation would be re-positioned and an external staircase would be removed.

One new AOV rooflight following the removal of an existing dormer window, and one new first-floor window would be installed on the west elevation.

Internal alterations are proposed throughout to comply with Building Regulations.





PROPOSED NORTH ELEVATION



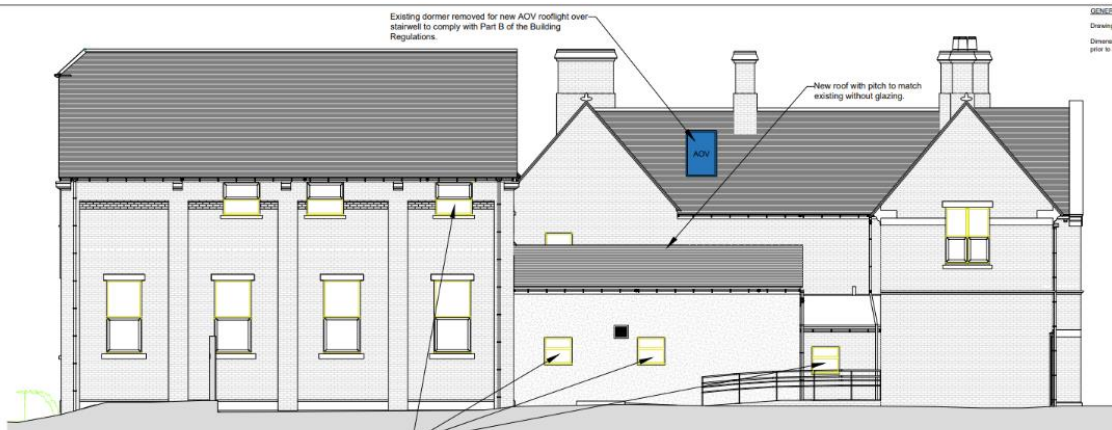
PROPOSED SOUTH ELEVATION

0 1 2 3 4 5 1:50 @ A1 / 1:100 @ A3

GENERAL NOTES:
Drawing copyright of D&L Property Consulting Ltd.
Dimensions should be checked and verified on site prior to any construction or alterations.

Site Address	23 Queens Rd, Barnsley, S71 1AN
Project	Conversion From Office to Apartments
Drawings	Proposed North & South Elevations
Client	DAVEY STONE ASSOCIATES
Planning	DAVEY STONE ASSOCIATES
Project no.	2020-0001
Drawing no.	11
Revision	A
Date	June 2020
Drawn by	DAVEY STONE ASSOCIATES
Checked by	DAVEY STONE ASSOCIATES
Scale	As Shown

Davey Stone Associates



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

0 1 2 3 4 5 1:50 @ A1 / 1:100 @ A3

GENERAL NOTES:
Drawing copyright of D&L Property Consulting Ltd.
Dimensions should be checked and verified on site prior to any construction or alterations.

Site Address	23 Queens Rd, Barnsley, S71 1AN
Project	Conversion From Office to Apartments
Drawings	Proposed East & West Elevations
Client	DAVEY STONE ASSOCIATES
Planning	DAVEY STONE ASSOCIATES
Project no.	2020-0001
Drawing no.	11
Revision	A
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Drawn by	DAVEY STONE ASSOCIATES
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Scale	As Shown

Davey Stone Associates

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

The development site located in the Urban Barnsley settlement in Barnsley Town Centre and within the Westgate and Churchfields District.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High Quality Design and Place Making.*
- *Policy BIO1: Biodiversity and Geodiversity.*
- *Policy CL1: Contaminated and Unstable Land.*

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and geodiversity (Adopted March 2024).*
- *Design of housing development (Adopted July 2023).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2026) sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections and NPPF policies are relevant in this case:

Section 3: Decision-making policies

- *DM3: Determining development proposals.*
- *DM6: Use of planning conditions and obligations.*
- *DM7: Relationship with other regulatory regimes.*

Section 4: Achieving Sustainable development

- *S3: Presumption in favour of sustainable development.*
- *S4: Principle of development within settlements.*

Section 14: Achieving well-designed places

- *DP3: Key principles for well-designed places.*

Section 15: Promoting sustainable transport

- *TR3: Locating development in sustainable locations.*
- *TR4: Street design, access and parking.*
- *TR6: Assessing transport impacts.*

Section 17: Pollution, public protection and security

- *P2: Ground conditions.*
- *P3: Living conditions and pollution.*

Section 19: Conserving and enhancing the natural environment

- *N2: Improving the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No representations were received.

Consultations

Local Ward Councillors	<i>No comment(s) received.</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

NPPF Policy S3(1): Presumption in favour of sustainable development establishes that decisions on development proposals should apply a presumption in favour of sustainable development. This means that NPPF Policy S4 should be applied when considering development proposals within settlements; and in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

In this instance, the development site is located within the Urban Barnsley settlement and therefore NPPF Policy S4 is applicable.

NPPF Policy S4(1): Principle of development within settlements establishes: Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (NPPF).

This application seeks planning permission for alterations to existing openings in the external walls, the installation of new openings, alterations to the existing roof to remove the glazing and upstand, and the removal of a dormer and the installation of two AOV rooflights following a grant of prior approval under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3).

Extensions and alterations to existing buildings are acceptable in principle subject to consideration of the following matters.

Impact on Residential Amenity, Health and Pollution Control

NPPF Policy P3(1): Living conditions and pollution establishes: Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. Within this context development proposals should accord with NPPF Policy P3(2) (a-f) where applicable.

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Impacts of noise from commercial premises on the intended occupiers of the development were considered under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3) and were considered acceptable. This assessment remains relevant and will not be re-considered under this current application.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition.

Notwithstanding the above, condition 4 (Noise Impact Assessment) of application 2026/0266 still requires discharging and would allow the Local Planning Authority to give further consideration to noise impacts to ensure appropriate mitigation measures are adopted and implemented.

The provision of adequate natural light in all habitable rooms of the dwellinghouses under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3) and were considered acceptable. This current proposal would maintain the provision of adequate natural light in all habitable rooms of the dwellinghouses as indicated on the submitted drawings: 2026-2190 07 Rev. A; 2026-2190 08 Rev. A; 2026-2190 10 Rev. A; and 2026-2190 11. As such, this current proposal is considered acceptable in this regard.

It is not considered that this proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook. The proposed development would be confined to the existing footprint of the application building and would maintain existing separation distances. The proposed replacement roof to the single storey element on the east elevation of the application building would replace an existing roof of a similar height.

The submitted plans (2026-2190 07 Rev. A; 2026-2190 08 Rev. A) demonstrate that the current proposal appears to comply with the Nationally Described Space Standard (NDSS) technical requirements for one or two-person apartments.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P3: Living conditions and pollution and Local Plan Policies GD1: General Development and POLL1: Pollution Control and

Protection and is considered acceptable regarding its impact on residential amenity, health and pollution control.

Impact on Visual Amenity

NPPF Policy DP3(1): Key principles for well-designed places establishes development proposals should respond to their context so that they integrate with and enhance their surroundings. This should not preclude innovation or change where appropriate.

NPPF Policy DP3(3) establishes that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Local Plan Policy D1: High Quality Design and Placemaking, establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

This application seeks planning permission for alterations to existing openings in the external walls, the installation of new openings, alterations to the existing roof to remove the glazing and upstand, and the removal of a dormer and the installation of two AOV rooflights following a grant of prior approval under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3).

As such, this proposal represents very minor external alterations that are not considered to significantly alter or detract from the character of the application building or nearby street scenes. The proposed replacement tiled roof, the removal of an external staircase, and the removal of a dormer window could be seen as minor improvements to the external appearance of the application building. The existing building footprint, principal roof form, ridge levels and overall massing would be retained, and removing the dormer, roof glazing and associated upstand would simplify the roof profile rather than add bulk.

This proposal is therefore considered to accord with NPPF Policy DP3 and Local Plan Policy D1. In accordance with NPPF Policy DP3(3) substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

This proposal is therefore considered to comply with NPPF Policy DP3: Key principles for well-designed places and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its impacts on visual amenity.

Impact on Highways

Transport impacts of the development were considered under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3) and were considered acceptable. Amendments to the existing car park entrance and layout were also considered and approved under application 2026/0265. Whilst the current proposal no longer includes internal cycle parking spaces, it is considered that sufficient external cycle parking spaces would remain to provide at least one space per apartment in accordance with the Council's Parking SPD.

Notwithstanding the above, condition 5 (Bicycle Storage) of application 2026/0266 still requires discharging which would allow the Local Planning Authority to give further consideration to this matter and to ensure a sufficient number of spaces are provided.

This proposal is therefore considered to accord with NPPF Policy TR4 and Local Plan Policy T4. It is not considered that this proposal would have a severe impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety to otherwise justify a refusal in accordance with NPPF Policy TR6.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policies TR3: Location development in sustainable locations and TR4: Street design, access and parking, and Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding its impact on highway safety.

Impact on Contaminated and Unstable Land

Contamination Risks were considered under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3) and were considered acceptable. This assessment remains relevant and will not be re-considered under this current application.

Considering the above, on balance, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P2: Ground conditions and Local Plan Policy CL1: Contaminated and Unstable Land and is considered acceptable regarding its impact on contaminated and unstable land.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is not subject to the BNG requirement and falls within one of the listed exemptions.

Considering the above, on balance, this is considered to weigh modestly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its impacts on biodiversity and geodiversity.

Planning Balance and Conclusion

In accordance with the provisions of NPPF Policy S3 and Local Plan Policy SD1 this proposal is considered within the context of the presumption in favour of sustainable development.

This application seeks planning permission for alterations to existing openings in the external walls, the installation of new openings, alterations to the existing roof to remove the glazing and upstand, and the removal of a dormer and the installation of two AOV rooflights following a grant of prior approval under application 2026/0266 for the change of use of an office building (Use Class E(g)(i)) to nine apartments (Use Class C3).

The development site is located within an existing settlement and this proposal is considered acceptable in respect of its potential impacts on residential amenity, health and pollution control, visual amenity, highway safety, biodiversity and geodiversity, and contaminated and unstable land, in accordance with NPPF Policies S3, S4, P3, DP3, TR3, TR4 and P2, and Local Plan Policies SD1, GD1, POLL1, D1, T3, T4, BIO1 and CL1 and is attributed substantial, significant, moderate and modest weight accordingly in accordance with national decision-making policies.

The benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Clarification sought regarding the loss of internal cycle parking spaces.
- Amendments sought to show the bedrooms within Flats 1 and 7 as single bedrooms to accord with NDSS.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

