



## **GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2023/1130**

**To** Urbana Town Planning  
Steel City House  
2 West Street  
Sheffield  
S1 1GQ

**DESCRIPTION** Erection of single storey infill extension to south-east elevation of the building, external alterations to existing entrance, installation of cladding and render, new and replacement glazing, and roof covering. Internal refurbishment, creation of access and proposed new car park.

**LOCATION** 1 Blucher Street, Barnsley, S70 1AP

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 05/02/2024 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos.) and specifications as approved unless required by any other conditions in this permission.  
Amended proposed ground floor plan drawing number BALU-BBA-YM-00-DR-A-2201 Rev P06  
Amended proposed site plan drawing number BALU-BBA-YM-XX-DR-A-1007 Rev P05  
Existing ground floor plan drawing number BALU-BBA-YM-00-DR-A-2001 Rev P04  
Ground floor demolition plan drawing number BALU-BBA-YM-00-DR-A-2101 Rev P03  
Existing first floor plan drawing number BALU-BBA-YM-01-DR-A-2001 Rev P03  
First floor demolition plan drawing number BALU-BBA-YM-01-DR-A-2101 Rev P02  
Proposed first floor plan drawing number BALU-BBA-YM-01-DR-A-2201 Rev P04  
Existing car park plan drawing number BALU-BBA-YM-CP-DR-A-2001 Rev P04  
Car park demolition plan drawing number BALU-BBA-YM-CP-DR-A-2101 Rev P03  
Proposed car park plan drawing number BALU-BBA-YM-CP-DR-A-2201 Rev P03  
Existing roof plan drawing number BALU-YM-RF-DR-A-2001 Rev P03  
Roof demolition plan drawing number BALU-BBA-MY-RF-DR-A-2101 Rev P02  
Proposed roof plan drawing number BALU-BBA-MY-RF-DR-A-2201 Rev P04  
Site location plan drawing number BALU-BBA-YM-XX-DR-A-1001 Rev P03  
Existing site plan drawing number BALU-BBA-YM-XX-DR-A-1005 Rev P03  
Proposed site access drawing number BALU-BBA-YM-XX-DR-A-1008 Rev P02  
Proposed GA section AA drawing number BALU-BBA-YM-XX-DR-A-4001 Rev P01  
Existing north-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3001 Rev P03  
Existing north-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3002 Rev P03  
Existing south-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3003 Rev P03  
Existing south-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3004 Rev P03  
Demolition north-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3201 Rev P02  
Demolition north-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3202 Rev P02  
Demolition south-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3203 Rev P02  
Demolition south-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3204 Rev P02  
Proposed north-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3301 Rev P02  
Proposed north-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3302 Rev P02  
Proposed south-east elevation drawing number BALU-BBA-YM-ZZ-DR-A-3303 Rev P02  
Proposed south-west elevation drawing number BALU-BBA-YM-ZZ-DR-A-3304 Rev P02  
**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
- 3 The development authorised by this permission shall not begin until a scheme for off site tree planting has been submitted to and approved in writing by the local planning authority. The scheme shall include the quantity of replacement trees, together with the species, location of planting, height of the replacement trees and timetable for implementation. Thereafter the approved scheme shall be implemented in full.  
**Reason: In the interests of securing appropriate replacement tree planting in the vicinity and in accordance with Local Plan Policies D1 High Quality Design and Place Making and BIO1 Biodiversity and Geodiversity.**

4 No development shall commence before details of tree protection fencing have been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed before machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

**Reason: To safeguard existing trees, in the interest of visual amenity.**

5 No development (including construction, land raising and demolition if required) shall be carried out other than in accordance with a Construction Environmental Management Plan (CEMP) that is first submitted to, and approved by, the local planning authority. The CEMP is expected to include measures to control noise and dust.

**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**

6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The statement shall include but not be restricted to:

- i. Site working hours and delivery hours which should avoid peak hours
- ii. The parking of vehicles of site operatives and visitors
- iii. Any temporary access to the site
- iv. Loading and unloading of plant and materials
- v. Storage of plant and materials used in constructing the development
- vi. Arrangements to receive abnormal loads or unusually large vehicles
- vii. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses
- viii. Measures to prevent mud/debris being deposited on the public highway.

The approved statement shall be adhered to throughout the construction period.

**Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New development and Transport Safety.**

7 Notwithstanding submitted details, no works in relation to the proposed car park shall take place until a scheme to provide a new car parking layout has been submitted to and approved in writing by the Local Planning Authority. The scheme shall retain the two trees labelled 1 and 3 on the submitted tree survey. The scheme shall also detail appropriate porous or permeable surface materials for the car park. The agreed parking layout and surfacing shall be fully implemented in full before the development is brought into use and shall thereafter be made available for the manoeuvring and parking of motor vehicles and retained for that sole purpose at all times

**Reason: In the interests of safeguarding existing trees, in the interest of visual amenity and in the interests of securing a suitable car parking layout in the interests of highway safety and the free flow of traffic**

8 Prior to the commencement of development, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority

**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.**

- 9 Upon commencement of development, details of the proposed external materials including the render finish, the proposed tiles and environmental graphics, roof covering, railings, car park barrier/gate, bin store doors, all windows and the external car parking areas where not otherwise specified shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
**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**
- 10 The proposed bicycle parking area shall be provided with bicycle stands as shall be agreed in writing by the LPA before development commences and the approved details shall be fully implemented before the development is brought into use and shall thereafter be retained.  
**Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.**
- 11 The car park hereby approved shall only be operated during the hours of 8am-9pm on Mondays to Sundays.  
**Reason: To protect the amenity of neighbouring residential properties, in accordance with Local Plan Policy GD1: General Development.**
- 12 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.**
- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the car park hereby permitted; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
**Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan Policy GD1 General Development.**
- 14 There shall be no use of roof other than for maintenance purposes unless otherwise agreed in writing with the LPA.  
**Reason: In the interests of the residential amenities of local residents, in accordance with Local Plan Policy Poll1.**

## **Informative(s)**

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 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.

- 2 The developer is advised that the on and off site tree replacement should secure 3 new trees for every tree agreed to be felled.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 8 April 2024



**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate

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

## **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 given 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.