



PLANNING CONSULTATION RESPONSE

Application No	2026/0092
Proposal	Change of use of the upper floors of the existing building from Class E to create 2x residential units (Use Class C3) with associated works including erection of external staircase to rear; installation of windows/door, and formation of car parking; and alterations to the existing ground floor commercial frontage.
Address	Andy Longden Studio, 26 - 28 Racecommon Road, Barnsley, S70 1BH
Date of Consultation Reply	09/02/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The applicant has claimed the de minimis exemption from the Biodiversity Gain Condition. This appears to be acceptable with the site comprising areas of building and hardstanding.
- Works to the existing building appear to be largely internal and there is unlikely to be any impact upon bats; however, could the applicant please provide photographs of the outbuilding proposed for demolition as part of the works and also the underdrawings of the loft spaces where bathrooms are proposed to allow me to consider if a bat roost assessment should support the planning application.

NO OBJECTION*

Defer for amends/further information*

OBJECT*