

<b>Application Reference Number:</b>	2025/0600
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<b>Application Type:</b>	<i>Full.</i>
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<b>Proposal Description:</b>	<i>Installation of a modular self-service launderette facility and associated works (Retrospective).</i>
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<b>Location:</b>	<i>18 Regent Street, Barnsley, S70 2HG.</i>
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<b>Applicant:</b>	<i>ME Group International Plc.</i>
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<b>Third-party representations:</b>	<i>None.</i>	<b>Parish:</b>	
		<b>Ward:</b>	<i>Central.</i>

<p><b>Summary:</b></p> <p>The applicant is seeking retrospective planning permission for the installation of a modular self-service launderette facility and associated works. The facility measures approximately 3.15 metres (L) x 2.25 metres (W) x 2.23 metres (H) and comprises three machines for the washing and drying of clothing textiles, with two washing machines and a single drying machine. The launderettes are illuminated to assist with their operation.</p> <p>The proposed development would have no adverse impact on design, heritage and visual amenity, residential amenity, and highway safety, and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: <b>APPROVE subject to conditions.</b></p>
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## Site Description

This application relates the under-croft area of a four-storey former office building that is undergoing works to create residential apartments alongside ground floor commercial units in the Regent Street, Church Street, and Market Hill Conservation Area within Barnsley Town Centre.



## Planning History

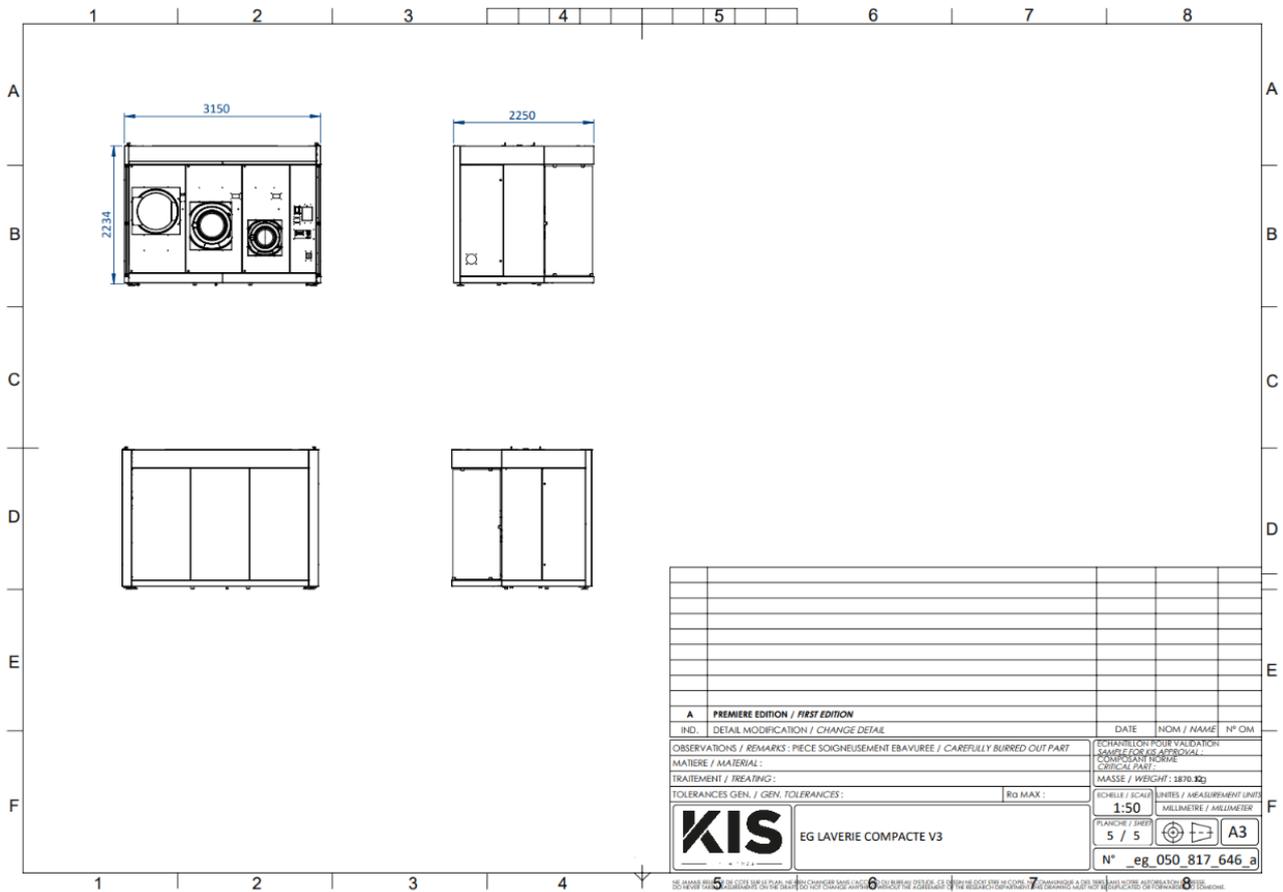
There are several planning applications associated with the development site. However, the most recent and relevant applications are:

Application Reference	Description	Status
2021/1110	Change of use from offices to 39 no residential apartments (Application to determine if prior approval is required).	Prior Approval – Not Required.
2021/1317	External alterations including installation of shop fronts at ground floor on building frontage, changes to the external facing materials, new and replacement windows and new pedestrian building entrance to the upper floors.	Approved.
2023/0893	Variation of condition 2 of application 2021/1317 (External alterations including installation of shop fronts at ground floor on building frontage, changes to the	Approved.

	external facing materials, new and replacement windows and new pedestrian building entrance to the upper floors) to allow change to window materials, shop front at ground floor, and retention of some existing windows	
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### Proposed Development

The applicant is seeking retrospective planning permission for the installation of a modular self-service launderette facility and associated works. The facility measures approximately 3.15 metres (L) x 2.25 metres (W) x 2.23 metres (H) and comprises three machines for the washing and drying of clothing textiles, with two washing machines and a single drying machine. The launderettes are illuminated to assist with their operation.



### 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 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.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. It is also located within the Victoria Road Conservation Area and is opposite a grade II-listed building. The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic 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.

### Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

### 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:

- *Residential amenity and the siting of buildings (Adopted May 2019).*

- *Parking (November 2019).*

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

### Other Material Considerations

- *Regent Street, Church Street, and Market Hill Conservation Area and Management Plan (June 2024).*

### **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).

A site notice was placed nearby, expiring 17<sup>th</sup> October 2025, and the application has been advertised on the Council website. A press notice was used, expiring 17<sup>th</sup> October 2025.

No representations have been received.

### **Consultations**

Conservation Officer	<i>No objection(s) to launderette facility but concerns raised regarding associated signage.</i>
Highway Drainage	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s).</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
Local Ward Councillors	<i>No comments received.</i>

While the concerns raised regarding signage are acknowledged, they cannot be taken into account as signage is not under consideration under this application and will require separate advertisement consent. Nevertheless, the concerns have been raised with the Agent separately.

### **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

Proposals are acceptable in principle if they would not adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved that would conserve and enhance the significance and setting of the borough's heritage assets.

Proposals will also be expected to demonstrate that they are not likely to result, directly or indirectly, in an increase in pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

### Impact on Design, Heritage and Visual Amenity

Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or a conservation area or its setting or any features of special architectural or historic interest which it possesses.

The retrospective modular self-service launderette facility has been installed in the under-croft area and is within the Regent Street, Church Street, and Market Hill Conservation Area with nearby grade II-listed buildings. As such, the Council's Conservation Officer was consulted. It was stated that the application building itself does not contribute to the area's historical or architectural significance and that the location of the launderette facility is discreet with limited visibility from the surrounding public realm that does not affect the character or significance of the conservation area or nearby grade II-listed buildings. It was also stated that the subtle colour palette of the launderette facility contributes further to its sympathetic integration with the surrounding area. The Council's Conservation Officer therefore raised no objections. The LPA has no reason to disagree with the professional opinions of the Council's Conservation Officer in this instance.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to conserve or enhance the character and appearance of the Regent Street, Church Street, and Market Hill Conservation Area and nearby listed buildings in accordance with Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE3: Developments affecting historic buildings, and HE4: Developments affecting Historic Areas or Landscapes, and is considered acceptable regarding visual amenity.*

### Impact on Residential Amenity

The retrospective modular self-service launderette facility has been installed in the under-croft area of a building undergoing works to form residential apartments and ground floor commercial units and within an area that is a mix of offices, restaurants, estate agents and apartments. This application is also supported by a Noise Certificate. Given the surrounding context, the retrospective proposal is considered unlikely to contribute to a significant detrimental impact on the existing and future amenity levels of people living and/or working in the locality. The launderette facility is not positioned directly adjacent to or below habitable room windows. No representations have been received, and the LPA is not aware of complaints to Environment Health or Planning Enforcement. While Pollution Control were consulted, and a condition was suggested to control construction hours, such a condition would not meet the relevant tests set out by paragraph 57 of the NPPF as the proposal is retrospective and has been implemented. No other areas of concern or objections were received.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

### Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing parking and access arrangements within the development site are not significantly impeded or affected. The retrospective modular self-service launderette facility is positioned away from the public footway and does not cause an obstruction to road users. The development site is located within the Town Centre with good access to public transportation and walking and cycling routes. The retrospective proposal does not result in a requirement for additional on-site parking. It should also be noted that the street is protected by a 'no waiting at any time' restriction and loading is also banned for two ninety-minute

periods during peak traffic hours. While the launderette facility may be awkward to reach, Highways Development were consulted, and no objections were received.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

#### **Justification**

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

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.

**Conditions:**

1. The development hereby approved shall be carried out strictly in accordance with the plans:

Location Plan and Proposed Site Plan 25069-P01  
EG Laverie Compacte V3 N° \_eg\_050\_817\_646\_a  
Revolution Launderette Specifications

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE1 The Historic Environment.**

2. When the modular self-service launderette facility is no longer required, it shall be removed – including any associated works – and the land restored to its former condition.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE1 The Historic Environment.**

**Informative(s):**

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. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant is advised that the installation of signage to identify the modular self-service launderette facility hereby permitted will require separate advertisement consent.