



BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0744

To Caldecotte Group
15 London House
Swinfens Yard
Stony Stratford
Buckinghamshire
MK11 1SY

DESCRIPTION Conversion of the former Walkabout Bar to provide two retail units and five flats.
LOCATION Walkabout, 1 Church Street, Barnsley, S70 2AB

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 09 July 2015 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 'Measured Building Survey - Sheet 1 of 2', numbered 15593cv-01 and dated 4 April 2015;
 - b) Drawing titled 'Elevation Survey - Sheet 2 of 2', numbered 15593cv-02 and dated 4 April 2015;
 - c) Drawing titled 'Topographical Survey - Sheet 1 of 1', numbered 15593cv-03 and dated 21 May 2015;
 - d) Drawing titled 'PH Conversion - Proposed Basement Plan', numbered 6497 04 Rev A and dated 18 May 2015;
 - e) Drawing titled 'PH Conversion - Proposed Ground Floor Plan', numbered 6497 05 Rev B and dated 18 May 2015;
 - f) Drawing titled 'PH Conversion - Proposed First Floor Plan', numbered 6497 06 and dated 18 May 2015;
 - g) Drawing titled 'PH Conversion - Proposed Second Floor Plan', numbered 6497 07 and

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

Signed 
Head of Planning and Building Control

Dated 07 October 2015

dated 18 May 2015;

h) Drawing titled 'Proposed Block Plan', numbered 6497 08 and dated 1 June 2015;

i) Drawing titled 'Proposed Site Layout', numbered 6497 09 and dated 1 June 2015;

j) Drawing titled 'Proposed Front Elevation', numbered 6497 10 and dated 1 June 2015;

k) Drawing titled 'Proposed Side Elevation', numbered 6497 11 Rev A and dated 1 June 2015;

l) Drawing titled 'Location Plan', numbered 6497 00 and dated 1 June 2015;

m) Planning, Design and Access Statement number CG/Walkabout dated June 2015 as amended by the above drawings and conditions below; and

n) Noise Impact Assessment, report number P15-313-R01v1, dated June 2015 and prepared by Hepworth Acoustics.

Reason: For the avoidance of doubt and to accord with CS policies CSP26, CSP29, CSP30 and CSP40 and the relevant planning policy statements in the NPPF.

- 3 No development shall commence until a waste management plan in accordance with policy WCS7 of the Barnsley, Doncaster and Rotherham Joint Waste Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the approved waste management plan shall be fully implemented and complied with for the life of the development.

Reason: To ensure that all waste generated by the development is properly managed in accordance with policy WCS7 of the Barnsley, Doncaster and Rotherham Joint Waste Plan.

- 4 All bedrooms and living areas that front onto Church Street shall be fitted with either new double glazed units formed of 10mm glass - nominal (12-20mm) cavity - 6mm glass or units formed of 6mm glass - nominal (12-20mm) cavity - 8.4mm acoustic laminate glass. All habitable rooms shall be fitted with acoustic trickle vents with a minimum sound reduction of 42 dB or a fully ducted system shall be fitted within each flat.

Reason: In order to maintain recommended acoustic levels as described in BS8233 and as the calculations are based on closed windows, and in the interests of the health and quality of life of the future occupants of the flats in accordance with CS policy CSP40 and the relevant planning policy statements in the NPPF.

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.