



PLANNING CONSULTATION RESPONSE

Application No	2026/0596
Proposal	(RETROSPECTIVE) Change of use from Class E to Hot Food Takeaway (Use Class Sui Generis) including installation of extraction equipment.
Address	1 Peel Street, Barnsley, S70 2RA
Date of Consultation Reply	03.09.2026
Consultee	Charlie Atkinson Design & Conservation Assistant

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

Policy

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

NPPF HE9: Conservation areas

Barnsley Local Plan HE1: The Historic Environment

Conservation Comments:

This application seeks retrospective planning permission for the change of use of 1 Peel Street, Barnsley, from Class E (Commercial, Business and Service) to a Hot Food Takeaway (Sui Generis), including the installation of extraction equipment.

Reiterating our pre-application comments, 1 Peel Street is of individual heritage significance and makes a positive contribution to the character and appearance of the adjacent conservation area. The building has subsequently been identified as a non-designated heritage asset and a strong candidate for local listing following an initial assessment. Whilst a change of use may be acceptable in principle and is not necessarily harmful to the significance of the asset, any physical alterations that depart from the building's existing restrained appearance have the potential to cause harm and would be contrary to Policies HE1 and HE3 of the Barnsley Local Plan, as well as the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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In terms of the building's significance, No. 1 Peel Street shows the late nineteenth-century redevelopment and commercial expansion of Barnsley town centre following highway improvements to Peel Street and Graham's Orchard. Constructed in 1888, likely by or for William Edwards, the building replaced an earlier property acquired and demolished by the Barnsley Board of Health as part of a long-planned street widening scheme. The surviving monogram suggests that it was commissioned for a specific occupier, whilst the building's design provided accommodation for multiple commercial premises. Throughout its history, the property has accommodated a range of retail and professional uses, including a draper, chemist, dental surgeon and estate agents. Its continued commercial use for more than a century reflects the historic development, activity and changing character of this part of the town centre.

Historic mapping and aerial photos demonstrate the long-standing presence and commercial function of the building, including:

- [1880-1890 Ordnance Survey Mapping](#)
- [1928 Historic England Aerial Photograph](#)
- [1938 Historic England Aerial Photograph](#)

Consequently, the proposed change of use is considered acceptable from a conservation perspective. However, the proposed signage which has been noted per this application is not acceptable and requires advertisement consent. Further consideration should be given to the pre-application response regarding our position in terms of new signage.



NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A



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