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**2022/1035**

Mr J Golding

Installation of a replacement shop front.

4 Cheapside, Barnsley, S70 1RR

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### **Site Location and Description**

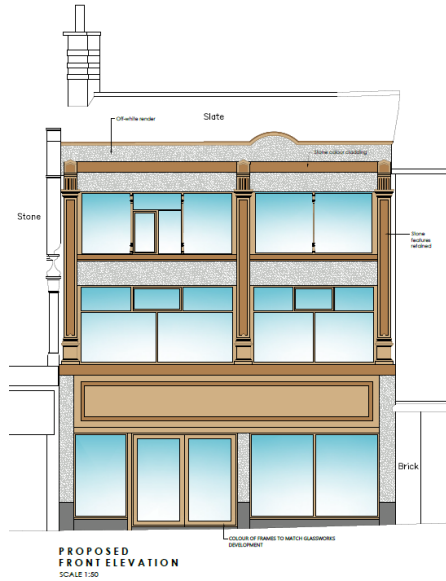
The property subject to this application is located within a parade of shops within the Primary Shopping Area of Barnsley Town Centre.

The frontage of the premises consists of two windows, and a doorway off centre with grey rendered pilasters and stallrisers. The premises was last used a jewellery store; however, it is currently vacant.



### **Proposed Development**

The applicant seeks permission for the installation of a replacement shop frontage. The works are primarily to the ground floor shop front, with the replacement frames matching those of the colour of the nearby Glassworks development. Minimal changes are proposed to the first and second floors; the existing render is to be replaced with an off-white render and a strip of stone coloured cladding above the second-floor window, with the window frames to match that of the ground floor.



## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

### Local Plan

The site is allocated as Primary Shopping Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

- Policy TC1 Town Centres
- Policy TC2 Primary and Secondary Shopping Frontages
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection
- Policy SD1 Presumption in favour of Sustainable Development
- Policy GD1 General Development

### NPPF

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

### Supplementary Planning Documents (SPD):

Shopfront Design

## **Consultations**

Conservation Officer – No objections  
Civic Trust – No comments received  
Ward Councillors – No comments received

## **Representations**

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no comments have been received.

## **Assessment**

### Principle of development

The installation of a replacement shop front on commercial premises is considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene.

### Visual Amenity

The inclusion of the replacement shop front will update the existing shop front and in turn improve the primary shopping area, to give a more pleasing appearance to the area and as such it is considered that the proposed replacement shop front would not detract from the character of the street scene and therefore is acceptable and in compliance with Local Plan Policies D1 and GD1 and Supplementary Planning Document Shopfront Design

## **Recommendation**

Approve with conditions