

Application Reference Number:		2026/0292.	
Application Type:		Full.	
Proposal Description:		External alterations and installation of doorway to provide level access, as well as internal alterations including installation of platform lift and extension of ATM room.	
Location:		26 Market Hill, Barnsley, S70 2QE.	
Applicant:		NatWest Group.	
Third-party representations:	None.	Parish:	
		Ward:	Central.

Summary:			
The applicant is seeking planning permission for external alterations and the installation of a doorway to provide level access off Market Hill, and internal alterations, including the installation of a platform lift and the extension of an ATM room. Extensions and alterations to existing buildings are acceptable in principle if the development would remain subservient and be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also set out to conserve and enhance the significance and setting of the borough's heritage assets. The proposal is considered acceptable regarding its potential impact on design, heritage and visual amenity, highway safety, residential amenity, health and pollution control, and biodiversity and geodiversity all of which are attributed significant or modest weight in favour. 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). Recommendation: APPROVE subject to conditions.			

Site Description

This application relates to the existing NatWest Bank premises located in Barnsley Town Centre and within the Regent Street, Church Street and Market Hill Conservation Area, and the long-established premises occupies a prominent plot located on Market Hill near to the junction with Eldon Street and Queen Street. The application building is attached to the grade II-listed former Yorkshire Bank to the south with other listed assets located to the west and south-west. The topography of the street falls north-to-south.

The application building comprises three storeys and is constructed of stone with decorative columns atop marble/ granite plinths. The application building features existing ATMs and signage associated with the financial services (Bank) use, and benefits from a single stepped pedestrian access to the southernmost end on its west elevation.



Planning History

There are several planning applications associated with the development site, but the most recent and relevant application is:

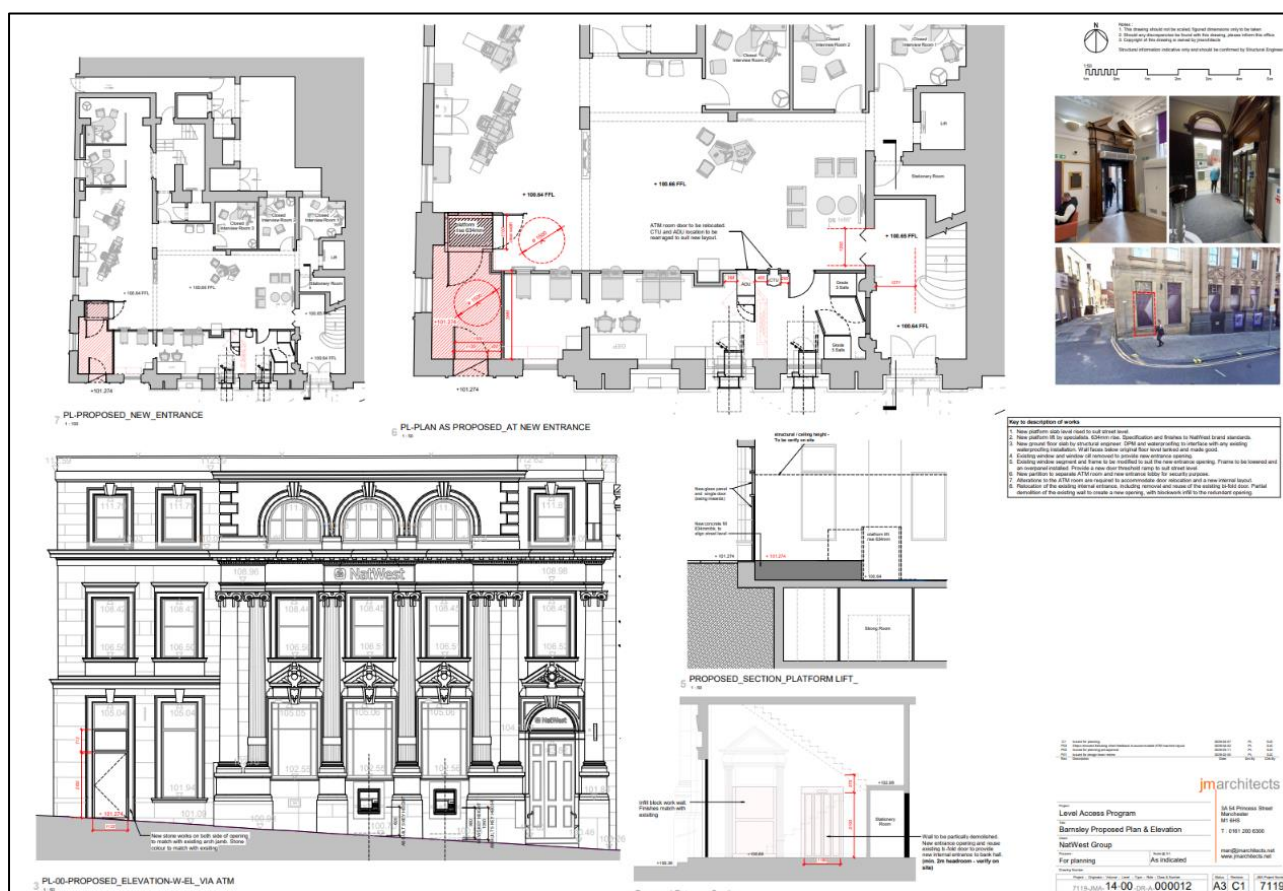
2025/0448	Regrade of pavement levels to provide level threshold and create accessible entrance to the bank's existing entrance.	Refused.
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Planning application 2025/0448 was refused for the following reason(s):

1. *In the opinion of the Local Planning Authority, the proposed regrading of the pavement, by reason of its inappropriate, varied grading ratios within the adopted highway would fail to provide all users within and surrounding the development with safe, secure and convenient access and movement contrary to Local Plan Policy T4 New Development and Transport Safety.*

Proposed Development

The applicant is seeking planning permission for external alterations and the installation of a doorway to provide level access off Market Hill, and internal alterations, including the installation of a platform lift and the extension of an ATM room.



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 in Barnsley Town Centre and the Regent Street, Church Street and Market Hill Conservation Area in the adopted Local Plan and therefore, the following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy TC1: Town Centres.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy D1: High quality design and place making.*
- *Policy T4: New Development and Transport Safety.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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 8: Promoting healthy and safe communities.*
- *Section 9: Promoting sustainable transport.*
- *Section 12: Achieving well designed places.*
- *Section 15: Conserving and enhancing the natural environment.*
- *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:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*

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

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) and paragraph 5a of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 11th May 2026.

A press notice was used which expired 16th May 2026.

No representations were received.

Consultations

Local Ward Councillors	<i>No comment(s) received.</i>
Conservation Officer	<i>No objection(s) subject to condition(s).</i>
Highways Development Control	<i>No objection(s) subject to condition(s).</i>

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

Extensions and alterations to existing buildings are acceptable in principle if the development would remain subservient and be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also set out to conserve and enhance the significance and setting of the borough's heritage assets.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters.

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 listed buildings or conservation areas or their setting or any features of special architectural or historic interest which they possess.

The development site is in Barnsley Town Centre and the Regent Street, Church Street and Market Hill Conservation Area. Grade II-listed buildings are located to the north and east.

The Council's Conservation Officer was consulted on this proposal, and the sensitive location of the development site was noted. The application building appears to have been constructed prior to the First World War, in 1913, following the establishment of the former Yorkshire Bank in 1903. As such, the application building is considered to be a non-designated heritage asset that provides a positive contribution to the character and appearance of the conservation area.

Paragraph 216 of the NPPF establishes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 of the NPPF establishes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance, and any proposals that preserve those elements of the setting which make a positive contribution to the asset(s) (or which better reveal its significance) should be treated favourably.

While the interior of the application building holds some historic interest, the proposed internal works appear to be limited to modern partitions and therefore, do not raise significant conservation concern.

The primary consideration from a conservation perspective is the proposed alteration to the external fabric of the application building through the replacement of the existing ground floor window located at the northernmost end of the west elevation with a new doorway, which would result in the loss of a section of low-level stonework.

This intervention would be relatively minor in scale, and the justification and anticipated public benefit in respect of improving accessibility and supporting the continued use and viability of the application building, is considered to outweigh any potential very limited impact that could arise from the limited loss of some of the building's original fabric.

Notwithstanding the above and the submitted details, additional details should be provided in respect of the design and detailing of the proposed doorway that ensures that it would sit comfortably within the existing opening in respect of proportions, materials and colour. These details could be secured by the imposition of a suitably worded condition.

The Council's Conservation Officer therefore raised no objections subject to condition(s).

The local planning authority has no reason to disagree with the professional opinions of conservation colleagues in this instance. The justification for this proposal and anticipated public benefit in respect of improving accessibility and supporting the continued use and vitality and viability of the application building is considered to outweigh any potential harm, and this proposal should therefore be treated favourably in accordance with paragraph 219 of the NPPF.

Considering the above, on balance, 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 nearby listed buildings and the Regent Street, Church Street and Market Hill Conservation Area in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies HE1: The Historic Environment, HE3: Developments affecting Historic Buildings, HE4: Developments affecting Historic Areas or Landscapes and D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highways

Paragraph 116 of the NPPF states development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe following mitigation and considering all other reasonable future scenarios.

A previous development proposal to provide an accessible entrance to the application building was considered under planning application 2025/0448 and refused for the following reason(s):

- 1. In the opinion of the Local Planning Authority, the proposed regrading of the pavement, by reason of its inappropriate, varied grading ratios within the adopted highway would fail to provide all users within and surrounding the development with safe, secure and convenient access and movement contrary to Local Plan Policy T4 New Development and Transport Safety.*

The current development proposal under consideration seeks to address the previous reason(s) for refusal.

Highways Development Control colleagues were consulted; and it was established that the current proposal would no longer impact the adjacent public footway or public highway or result in any long-term implications in terms of highway safety. Nonetheless, it should be ensured that the development proposal is carried out safely on a busy town centre thoroughfare, and as such, it is recommended that a Construction Method Statement be secured by condition.

The Local Planning Authority has no reason to disagree with the professional opinions of Highways Development Control colleagues in this instance, and the proposal is not considered to be prejudicial to highway safety, nor is there sufficient ground to warrant refusal under Paragraph 116 of the NPPF.

Considering the above, this is considered to weigh significantly in favour of the development scheme subject to suggested conditions.

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

Impact on Residential Amenity, Health and Pollution Control

It is not considered that the proposed internal and external alterations would contribute to significant increased levels of overshadowing, overlooking and loss of privacy, or reduced outlook.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

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

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 Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls within the de minimis exemption and is therefore not subject to BNG in this instance.

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

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

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.

Extensions and alterations to existing buildings are acceptable in principle if the development would remain subservient and be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also set out to conserve and enhance the significance and setting of the borough's heritage assets. The principle of development is considered acceptable.

The proposal is also considered acceptable regarding its potential impact on visual amenity, highway safety, residential amenity, health and pollution control, contaminated and unstable land, biodiversity and geodiversity all of which are attributed significant or modest weight in favour.

From a conservation perspective, the justification for this development and anticipated public benefit in respect of improving accessibility and supporting the continued use and vitality and viability of the application building is considered to outweigh any potential harm, and this proposal should therefore be treated favourably in accordance with paragraph 219 of the NPPF.

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. Therefore, 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 the 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 permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

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

7119-JMA-14-00-DR-A-000010 Rev. C1 Barnsley Location Plan.

7119-JMA-14-00-DR-A-000012 Rev. C1 Barnsley Proposed Plan and Elevation.

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 Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

3. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Method Statement shall include (but not be restricted to):
 - I. Site working hours and delivery hours which should avoid peak hours.
 - II. The parking of vehicles of site operatives and visitors.
 - III. Any temporary access to the site.
 - IV. Loading and unloading of plant and materials.
 - V. Storage of plant and materials used in constructing the development.
 - VI. Arrangements to receive abnormal loads or unusually large vehicles.
 - VII. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses.
 - VIII. Measures to prevent mud/debris being deposited on the public highway.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.

4. Notwithstanding the submitted details, prior to the installation of the doorway hereby approved, full detailed drawings of the new door and frame (at a scale of 1:10 or 1:20), including cross-sections and reveals, and samples or a specification of the materials and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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

5. The external materials shall match those used in the existing building and specified by the approved documents listed above. The stone shall match the existing in terms of type, colour, and face dressing (for the stone) and method of coursing and pointing. The quoining and arch jamb shall also match the existing.

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

6. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

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/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.