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Prior Approval.

Dear Sirs,

PERMANENT BUILDING,
CHURCH ST. BARNSELY S70 2EH.

PAGE
NUMBERS.

NOTIFICATION / FOR PRIOR APPROVAL.
APPLICATION / STATEMENT ALONGSIDE THE ENCLOSED

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- 9 - SITE PLAN OF THE BUILDING - PERM 1.
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- 11 - DRAWINGS OF 3 STUDIO APARTMENTS - PERM 3.
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- ADDENDUM. BASEMENT DRAWING AS NOW. - PERM 6

This application is a stand alone application
for 3 studio apartments in the basement of the
permanent building under General permitted development.
There are two other applications with the council
under normal planning numbered 2019/0188, 2019/0186.

Both the above applications have considerable further information regarding the background history and so on. This particular application will focus on what is believed necessary for permitted development.

GENERAL BACKGROUND.

The building was in use historically as offices and then in more recent years as 'Kaleys' Solicitors until they vacated the premises in March 2016. Since then the premises have been marketed through local agents Smiths. Virtually any interest in the building has been focussed on residential development. Thus for some 3 years now no other office occupiers have expressed a desire for more office space. Hence residential development would at least get an important building back in use.

CONSERVATION AREA.

Initial pre application discussions with James Hyde planning officer and the council conservation officer indicated that because no external changes to the exterior of the building are required then there would be no objections from Conservation.

Further in order to aid the conservation of this prominent and beautiful building, to get it back into use will only assist in the conservation of same. A continually deteriorating building in front of the Town Hall is in noones interest at all.

DESCRIPTION OF THE APARTMENTS.

The proposed 3 off studio apartments are very much needed 'starter homes' albeit all sizes meet the South Yorkshire size guidelines. And collectively

the total development size of 104.29 sq.mtrs are well within the permitted development guidelines of 150 sq.mtrs. Such starter home occupiers may well in the future upgrade to the larger proposed one and two bedroom apartments in the same development.

In order to improve outlook and light for the apartments, each will have a fully double glazed patio door of 2.1 metres x 2.1 metres. Such doors will enable access onto a small patio area with pot plants and ivy wall screening to encourage wildlife. The immediate outlook being a white tiled wall but with plant/screening to soften the area. Such apartments are common in London, Edinburgh, Manchester as Lower Ground floor apartments and are still in operation in there tens of thousands today as lower cost starter homes. The natural light from the patio doors should be more than adequate. Further very few studio apartments have a small external patio area. There are many stairwells (and of course the patio doors) to provide entrance and exit to the apartments. Hence it is considered there is a compelling case for the studios.

FLOODING.

The building is not in a flood area.

HIGHWAYS.

This matter was covered in pre app discussions with James Hyde and there were no objections raised.

NOISE.

As part of the other applications at the council 2019/0188 and 2019/0186 a full noise survey and report was conducted by ENS. This full report is with those applications, however

in summary none of the apartments at the rear of the building require secondary glazing. Given that these 3 apartments are at the rear and being lower ground than the noise levels will be much lower than the readings for the ground floor rear above them. Hence noise should not be an issue here at all.

The ENS noise report with applications 2019/0186 and 2019/0188 has been amended to rev. 3 to account for these rear studios and confirms the double glazing proposed meets the noise standards, copy available on request if required. -

OTHER PRECEDENTS.

In recent times, permitted development was accepted by the council at Regents House in Regent St, Barnsley for circa 50 off low quality apartments that do not adhere to the sizes laid down by South Yorkshire room size guidelines. This development is around 100 metres or so from the permanent building. This current application is considered to be of more merit than the approved Regents House scheme.

CONTAMINATION.

There are no contamination issues.

CONCLUSIONS.

The acceptance of this application will assist in getting an important building back into use and hence assist in preservation of a prominent building in the conservation area. The apartments are of good size for starter homes and offer some outside space. Any contamination, highways, noise or flooding issues are dealt with above. Therefore we duly apply for this application under general permitted development and attach a fee cheque for £206 accordingly.

Yours faithfully  Developer and applicant