



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2022/0815**

**To** Time Architects  
226 - 228 Holme Lane  
Sheffield  
S6 4JZ

**DESCRIPTION** Use of building as a bicycle sales and repair shop (class E) and associated external alterations including replacement shop front, re-pointing, removal of existing fire escape metal staircases to rear (2no), replacement windows, external doors, gutters and downpipes and a replacement roof including new gable to front above second floor and solar panels

**LOCATION** Offices above 12 - 14 Eldon Street, Barnsley, S70 2JB

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 21/09/2022 and described above.

The approval is subject on compliance with the following 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.**

*Continued ...*

2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (listed below) unless required by any other conditions in this permission.

2209 201 - Site Plan as Proposed

2209 202 - Basement Floor Plan as Proposed

2209 203 - Ground Floor Plan as Proposed

2209 204 - First Floor Plan as Proposed

2209 205 - Second Floor Plan as Proposed

2209 206 - Roof Plan as Proposed

2209 207 - Elevations as Proposed

2209 208 - Elevations as Proposed

2209 209 - Elevations as Proposed

2209 210 - Elevations as Proposed

2209 211 - Typical Shop Frontage Stall Riser Details

2209 212 - Typical Shop Frontage Window Head Details

2209 213 - Typical Pilaster Details

2209 214 - Typical Entrance Gate Details

2209 215 - Typical Door Details

2209 216 - Typical Window Details

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

3 Upon commencement of development details of the proposed external materials 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.

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

4 The premises shall be used for Commercial, Business and Service (class E) uses and not for any other purposes of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason: To ensure compatibility with the primary shopping area location and neighbouring uses.**

## Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 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 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from [www.naturalengland.org.uk](http://www.naturalengland.org.uk)
- 3 You are advised that the development hereby permitted requires you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers, drainage), or to place any equipment, materials in , on, above or abutting a highway requires you to have a licence. Further details are available on the BMBC website at: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/> or by contacting [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk)
- 4 The applicant should be aware that any external shutters or amendments to the shopfronts hereby approved would require planning permission and would be subject to a further planning application.
- 5 The applicant should be aware that signage/advertisements may need advertisement consent and should contact the LPA in the first instance to confirm.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 21/11/2022



Joe Jenkinson  
Head of Planning, Policy and Building Control

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

## **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 given 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.