



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

Correspondence Address:

5 Ledbury Road
Smithies
Barnsley
S71 1XE

Decision Date:

29/09/2022

APPLICATION NO: 2022/0731

DESCRIPTION: Change of use of first floor ancillary space to shop (Use Class E) into 1 no. residential flat (Application to determine if prior approval is required for a proposed change of use).

LOCATION: 80 Summer Lane, Barnsley, S70 2NN

APPLICANT/AGENT: Hirst Architecture Ltd

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development hereby permitted shall be completed 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 amended plans (Dwg. no. HA-22-11-03) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Additional information:

- 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 groundfloor commercial/cafe unit shall only accommodate uses that fall within Use Class E(a), E(b), E(c), E(d) & E(g)(i). and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Signed

Dated 29/09/2022



Joe Jenkinson
Head of Planning and Building Control