

20th March 2026.
2512L01.

Barnsley MBC
Planning Services
PO Box 634
BARNSELEY
South Yorkshire
S70 9GG.

Dear Sir/Madam,

Re: Proposed Loft Conversion, Former Princess Theatre, West Street, Hoyland, Barnsley.

We write to enclose our client's planning application for the above for the conversion of the main loft area into 3No apartments comprising 2No. 2 Beds and 1No. 1 Bed.

You should find enclosed our completed application form together with our Survey drawings, our design proposals drawings and our site location plan for the site and from a design, access and context perspective may we clarify the following.

Physical Context

Existing commercial building on a corner plot at the Junction of West Street and Broad Street in western Hoyland in a small cluster of commercial premises in a predominantly residential area with Prospect Tavern immediately to East and the former Hoyland Nether WMC to the South.

The original building has walls of facing brick with some remaining brick features of the original theatre that weren't affected by previous interventions, now removed, under a dual-pitched stepped roof of natural slate with limited openings and shopfront to front elevation to North.

Within the building the accommodation currently includes a convenience store and its associated ancillary accommodation and a franchised sandwich takeaway at ground floor level and at first floor level there is a small Dance Studio at the front and a larger Gymnasium at the rear with their accesses/ stairways off Broad Street

To the east of the site is a vehicular access from West Street and to the south of the site is the egress point of the vehicular access and several parking spaces. Immediately adjoining the site to the East is a Bus Stop with local services to Barnsley and Chapeltown and directly opposite is the alternative bus stop with services to Elsecar, Swinton, Rotherham and Sheffield, giving access to local rail services at Elsecar, Chapeltown and Swinton and the wider rail and bus/coach networks beyond there.

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E: jealtd@virginmedia.com T: 01226 754507 M: 07944 977439.



Building Design Services

To further clarify the physical context of the building/site a couple of photos are inserted below.



An aerial view of the existing building with plot outline.



A Street view from West from West Street.

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Socio-economic Context

Although it is not anticipated that the proposals will have a significant impact upon the local socio-economic context nor any public aspirations for the building/setting, the proposed loft conversion will enable the provision of 3 No “affordable” flats to the local rental market to enhance the viability and long-term prospects of the building.

Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework that seem to include the following.

Section 2: Achieving sustainable development.
Section 4: Decision-making.
Section 5: Delivering a sufficient supply of homes
Section 9: Promoting sustainable transport.
Section 11: Making effective use of land.
Section 12: Achieving well designed places

At a local level the current Local Plan and associated SPD’s and the relevant policies on Design, Sustainability and Transport with the site being in the existing “urban fabric” of central Barnsley which seems to include the following policies. See over

Policy SD1: Presumption in favour of Sustainable Development.
Policy GD1: General Development.
Policy T3: New Development and Sustainable Travel.
Policy D1: High quality design and place making.
Policy CC1: Climate Change

Planning history for the site has also been reviewed and this revealed that the site has been the subject or part of several applications as follows.

<i>Application Number: 2013/1027</i>	<i>Development Description: Change of use from assembly/leisure (D2) to retail (A1) and installation of new shop front</i>
<i>Application Number: 2014/0864</i>	<i>Development Description: Display of 1 no. externally illuminated fascia sign and 1 no. non illuminated projecting sign to shop</i>
<i>Application Number: 2014/0863</i>	<i>Development Description: Variation of conditions 2 and 6 of application 2013/1027 to amend design and shopfront and to allow opening hours of 0600 - 2200 Monday to Sunday.</i>
<i>Application Number: 2015/0166</i>	<i>Development Description: Display of internally illuminated ATM fascia sign.</i>
<i>Application Number: 2015/0167</i>	<i>Development Description: Installation of new shopfront.</i>

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Environmental Context

Flood plans have been reviewed, and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there are no obvious signs of any protected/priority species on the site in this urban setting and with the site being wholly hard surfaced with building and/or concrete/tarmac surfacing.

Involvement

A pre-application enquiry process was undertaken several years ago, when it was also being considered to convert to residential purposes the first floor areas, however, this proposal was shelved at the time and the main concerns over privacy/overlooking of neighbouring terraced houses appear resolved/ mitigated with their being only roof windows proposed with only horizontal/ vertical outlook and natural screening of surroundings by existing roof.

Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design process discussed further in the remainder of this design and access statement.

Design

Use – Existing commercial building with GF convenience store with sandwich takeaway franchise and FF Dance Studio and Gymnasium with substantial unused roof void over.

Amount – The conversion will create an overall space of 182.5M² spread across 3No apartments and their shared protected lobby/ landing, with all rooms within each apartment/ flat sized generally in accordance with SYRDG with only exception being 1No bathroom that is slightly compromised due to existing roof configuration/ layout.

Layout – As previously mentioned the internal layout will create 3No apartments/ flats with 1No 1 bed in conjunction with 2No 2 beds configured around a central protected lobby of an extension of the existing stairway.

Scale - The scale/mass of the building is generally unaffected by the proposal, except for the addition of a matching ventilation cupola for emergency smoke ventilation purposes (a Building Regulations requirement)

Landscaping - There is and will be no landscaping opportunities on site due to its location and surroundings.

Appearance – The appearance of the building will only be slightly changed with the addition of several roof windows to the habitable accommodation within the conversion and the previously described matching cupola

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Access - The property will continue to be accessed via the existing access/egress from West St/ Broad St respectively and their associated footways, with parking to the rear of building alongside waste storage area and the final approach to the flats will be via the existing protected stair extended into the roof void as shown on the drawings.

Summary

It is felt that the proposed conversion will add to the long-term viability of the building in the most sustainable way and provide a small, but no less worthwhile contribution to local housing needs and availability by sympathetic re-use of an otherwise unused/ inaccessible space with benefit of all local services and schools in immediate vicinity and nearby Hoyland town centre with readily available public transport and, therefore, we hope our proposal can be supported through the Planning process.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Early', with a stylized flourish at the end.

Mr. John Early
For JE Architectural Ltd.

E: jealtd@virginmedia.com T: 01226 754507 M: 07944 977439.

Flood map for planning

Your reference
202512

Location (easting/northing)
436830/400572

Created
23 March 2026 14:10

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>








Flood map for planning

Your reference
202512

Location (easting/northing)
436830/400572

Scale
1:2,500

Created
23 Mar 2026 14:11

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

