



Notice of Prior Approval Determination

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

Correspondence Address:

BBIC
Innovation Way
Barnsley
South Yorkshire
S75 1JL

Decision Date: 07.07.2026

APPLICATION NO: 2025/1061
DESCRIPTION: Change of use of the upper floor into two flats under class MA of the GDPO
LOCATION: 42 High Street, Wombwell, Barnsley, S73 8BH
APPLICANT/AGENT: NYPA Ltd

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 The development hereby permitted under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) shall be completed within a period of 3 years starting with the prior approval date.
Reason: In order to comply with condition MA.2. (5) of Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
- Proposed Plans drawing ref 2025/125 P03.
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 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
Reason: In order to comply with condition MA.2. (6) of Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

- 4 Before use of the development commences, the mitigation measures described in report 'Proposed Residential Development, 42 High Street, Wombwell, Barnsley, S73 8BH' produced by Environmental Noise Solutions Limited, dated 24 March 2026, ref NIA-12547-26-12853-V1-High Street, Wombwell (Final) shall be implemented. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

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

Signed:

Dated: 7 July 2026

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate