



PLANNING CONSULTATION RESPONSE

Application No	2026/0599 & 0600
Proposal	2026 0599 & 0600 Subdivision and C of U for Office and Laundrette with Four Studio Apartments and Assoc Internal Alterations with Revised Access Frontage Arrangements (Retrospective) 8 Regent Street
Address	8 Regent Street Barnsley
Date of Consultation Reply	050826
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

These applications seek planning permission and listed building consent for a series of alterations to 8 Regent Street, Barnsley. They follow the previously approved applications for the subdivision and change of use of the upper floors to residential accommodation under references 2024/0111 and 2024/0114. The current submissions revise that earlier scheme by altering the layout of the studio flats at first and second floor levels. They also introduce a new laundrette within the existing office space, identified as Office 1, on the eastern side of the ground floor. The building is listed at Grade II ([NHLE 1191920](#)), so the planning application is accompanied by an application for listed building consent. The listing includes Nos. 8 and 10 Regent Street and 2 Eastgate, reflecting the building's corner-plot arrangement. The building dates from 1895 and is a six-bay ashlar composition to Regent Street, designed in a classical style. Nos. 8 and 10 are arranged as left- and right-handed counterparts and include oriel windows extending through first and second floor levels. The doorways have segmental pediments which project to form canopies. The first-floor sash windows are surmounted by triangular pediments, while those at second floor level incorporate fleur-de-lys detailing. The elevation is finished with a deep overhanging cornice with



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dentils beneath. Overall, the Regent Street elevation is of clear architectural quality and character and makes a strong contribution to the group value of Regent Street and to the character and appearance of the conservation area. Internally, the building is comparatively plain and functional and is generally lacking in visible architectural detailing.

The proposal

No external works or basement-level alterations are proposed. The applicant states that no significant historic features are proposed to be removed, with the works principally comprising internal subdivision, fire and acoustic separation, and alterations to form the office and laundrette lobbies, residential entrance, and four studio apartments. Minor frontage and access alterations were originally proposed, but the submitted plans have now been updated to omit these. At ground floor level, two lightweight stud lobbies would be formed either side of the entrance hall after entering through the front door, providing independent access and, I presume, fire separation. To the rear of the building, a communal bin store would be created. A similar bin store arrangement was approved in 2024. At first and second floor levels, the existing stairwell access to the side offices would be blocked up and replaced with a shared lobby at the front of the building on both floors. These lobby areas would be formed within spaces currently occupied by W.C.s at first and second floor levels. Elsewhere, the studio flats would be created by closing off the existing interconnecting doorways which currently allow access across the floors, together with further lightweight stud partitions to provide toilet and shower rooms. Each flat would be arranged in a generally open-plan manner. Overall, the internal interventions are relatively light-touch and appear largely to affect modern fabric or later alterations which do not make a strong or positive contribution to the historic significance of the listed building. On that basis, I support the principle of the proposal; however, there are some matters which require clarification or amendment. I note the proposed removal of the structural wall at first floor level between Studio 2 and the shared lobby. This appears to be an original structural wall, and its removal would be a more intrusive intervention. It would introduce a minor degree of harm to the historic fabric and would erode the original plan form and layout. I would therefore suggest that the scheme is amended to avoid this intervention, or that a clear and convincing justification is provided to explain why it is necessary, beyond the general requirements of the conversion to apartments. I also note the proposed removal of the dividing wall between existing office rooms 5 and 6 to create the open-plan space for Studio 2. It is not clear from the information provided whether this is a stud partition, a later subdivision, or historic fabric, and this point requires clarification. I also anticipate that the conversion of the ground-floor unit to a laundrette will require signage. While I do not object in principle to the change of use of the space, any signage will need to be restrained, compatible with the quality and character of the listed building, and accommodated within the constraints of its architecture, as set out in the informative below. Finally, while the plans do not appear to indicate its removal, I would ask for confirmation that the three-centred downstand and moulded arch, together with the adjacent guardrail, newel post and balusters at the head of the second-floor stair, will be retained as existing.

Subject to the above clarifications or amendments being addressed, I would be able to support the proposal. On that basis, I consider that the scheme would accord with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Barnsley Local Plan Policies HE1 and HE3, and paragraph 212 of the NPPF.

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		



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Any signage required for the laundrette will require an additional advert consent and listed building consent. Such signage will not be supported if it is illuminated and should be accommodated discretely and wholly within the window of the eastern laundrette space. Externally applied signage or disproportionate signage that would unbalance the elevation is likely to be resisted.

Planning Obligations required: