

Application reference number	2025/0523
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Application Type	Full planning permission
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Proposal Description:	Refurbishment of an existing college building including new roofing, new windows, some minor alterations to doors, PV panels on roof, adjustments to plant on the roof, alterations to areas of the facade, and new signage
Location:	Eastgate House, 9 Eastgate, Barnsley, S70 2EX

Applicant	Mr Paul Langton
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Number of Third Party Reps	None	Parish:	n/a
		Ward:	Central

SUMMARY

The proposal seeks full planning permission for refurbishment of an existing college building including new roofing, new windows, alterations to doors, PV panels on roof, adjustments to plant on the roof and alterations to areas of the façade and to the internal layout of the building. The works have been underway for some time. The application has been amended during determination to reflect the applicant’s decision to change the colour of the finish of the existing cills and flashings to a dark grey finish. There is a separate advertisement consent application for the proposed advertisements.

The proposal is considered to be acceptable in policy terms being minor alterations to an existing building in lawful use for education purposes and located with the designated Barnsley town centre in Barnsley Local Plan. It is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024).

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to neighbouring properties or the wider character of the area subject to suitably worded conditions.

Recommendation: **GRANT Planning Permission**

Introduction

- The proposal seeks full planning permission for refurbishment of an existing college building including new roofing, new windows, alterations to doors, PV panels on roof, adjustments to plant on the roof and alterations to areas of the façade

Site Description

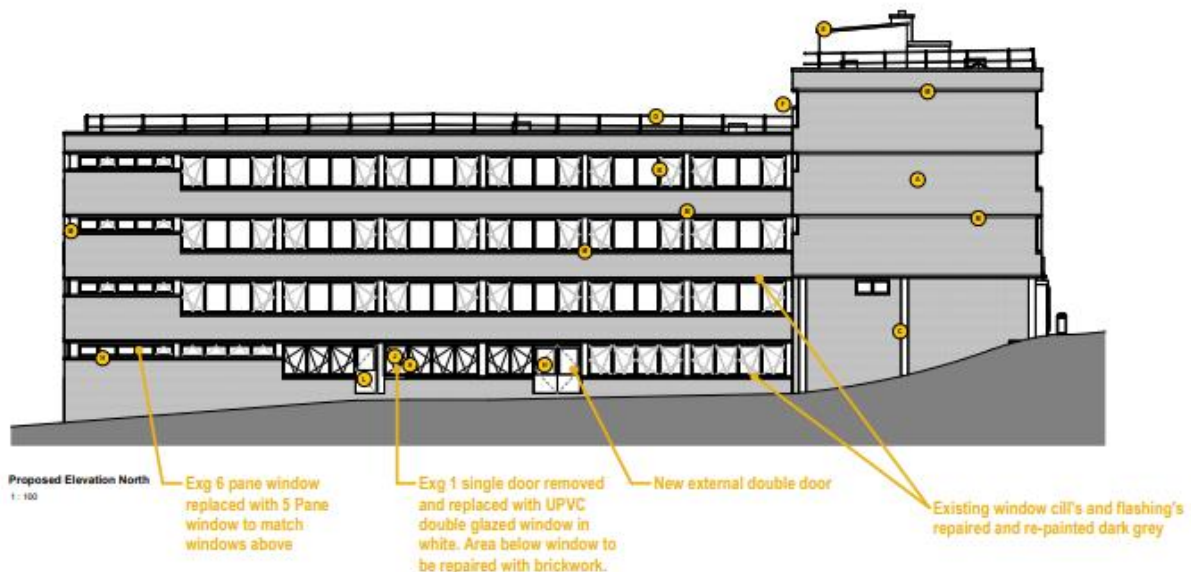
The application site is a late 20th century, four storey, brick built and flat roofed college building. It fronts on to Eastgate and is readily visible from County Way car park and County Way itself.

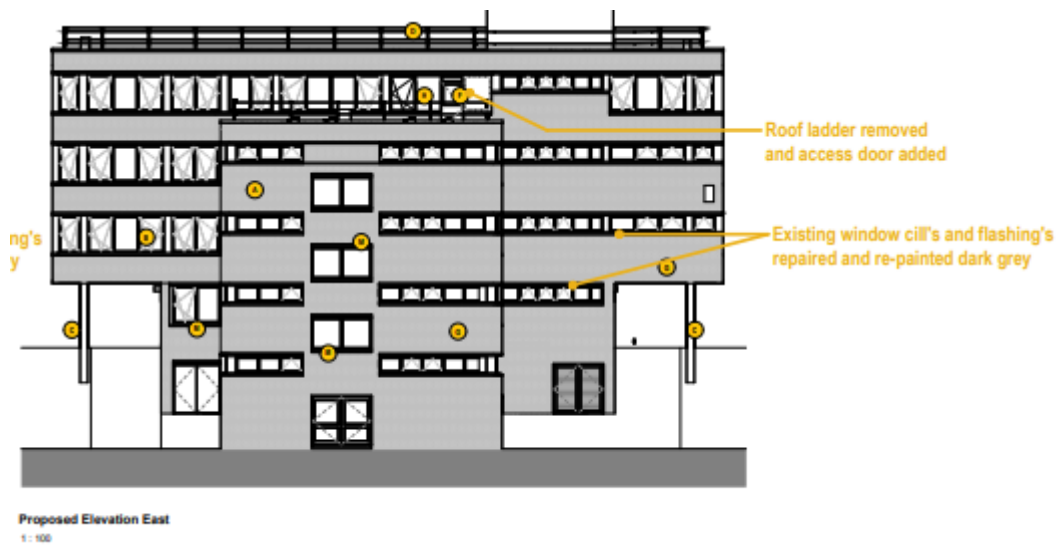
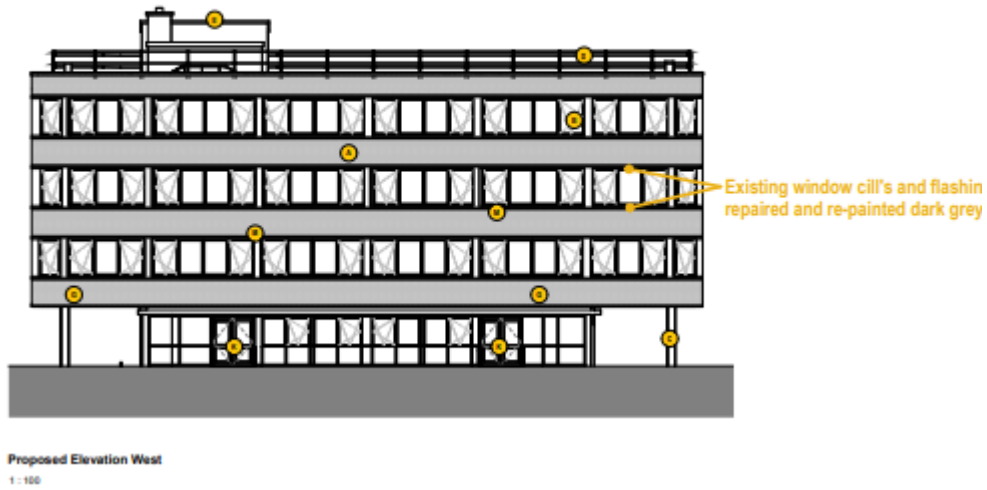
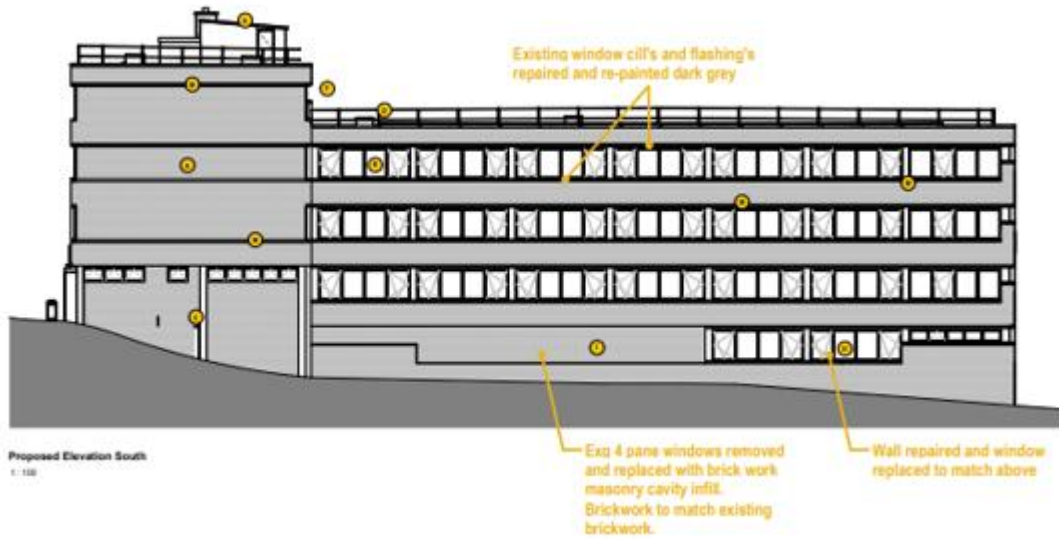
The site is located within the Courthouse Campus District of Barnsley Town Centre, as designated in Barnsley Local Plan, and partly within the Regent Street/Church Street/Market Hill Conservation Area.

Proposal

The proposal seeks full planning permission for refurbishment of an existing college building including new roofing, new windows, alterations to doors, PV panels on roof, adjustments to plant on the roof and alterations to areas of the façade and to the internal layout of the building. The application was amended during determination to change the colour finish of the existing horizontal cills and flashings to a dark grey colour. The application specifies that new brickwork panels will match the existing brickwork and the replacement windows and doors will be white upvc or metal and will match the existing white upvc windows and doors. The works have been underway for some time. The application is supported by a Design and Access Statement which clarifies that the proposals are intended to provide staff working and additional teaching spaces and will significantly upgrade the thermal performance of the building and support the College's commitment to 2045 net zero.

Proposed elevations:





Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2023/0582	3 no. temporary single storey modular teaching blocks, perimeter fencing and generator	Approved for a temporary period
2021/1009	Erection of temporary extension to provide kitchen facilities in connection with new school occupation, new 2.4m high perimeter and 3m high internal fencing and removal of short section of retaining wall and railing within site to facilitate means of escape	Approved for a temporary period
B/97/0673/BA	Erection of building for temp. social accommodation for students, disabled access and car park space	Historic
Other historic applications between 1976 and relating to the former DHSS use and latter education use of the building		

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as being within the Courthouse Campus District of Barnsley Town Centre within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy GD1 – General Development
Policy D1 – Design
Policy HE1 – The Historic Environment
Policy Poll1 – Pollution Control and Protection
Policy BTC21- Courthouse Campus
Policy I2 - Educational and Community Facilities

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour

of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 7 The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 There are three objectives to achieve sustainable development: economic, social and environmental.

Paragraph 11 Plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 131 – Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 212 – when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Relevant Consultations:

Conservation and Design Officer – Whilst within the Regent Street/Church Street/Market Hill Conservation Area, this building on Eastgate is of low architectural or historic merit and it does not contribute to the group value. The style of the new windows is very similar to the existing. The PVs and other works to the roof/plant will not be visible from the street or the majority of the adjacent buildings and where they will be visible there will be no harm. Overall, given the lack of positive contribution from the building (as existing) to the conservation area, and the limited scope of the visible changes I see no harm and raise no objections.

Enterprising Barnsley – support the proposal.

Historic England – commented that you do not need to consult us on this application.

Pollution control – recommend approval with a condition relating to hours of construction and an informative above ensuring that nuisance is not caused during construction.

Ward Councillors – Councillor Moyes commented 'Great to see that 'planting on the roof' is part of this application.

Representations

Neighbour notification letters were sent to 89 surrounding properties, a site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of the proposed development
- The impact on the character of the area
- The impact on neighbouring residential properties

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The proposal is for alterations to an existing college building which is in lawful use for education purposes. The principle of the proposed development is acceptable subject to the assessment of details below.

The character of the area

The proposed alterations will have a limited impact on the appearance of the building. The style of the new windows is similar to the original windows and the colour change is considered acceptable in appearance. The alterations to the roof including photo voltaic panels and replacement plant will not be visible from ground floor or the majority of the adjacent buildings. The alterations to the façade including some new infill brick panels and additional doors will not adversely affect the appearance of the building. Reflecting the advice of the Conservation and Design Officer, the alterations are to a building of low architectural or historic merit in the Conservation Area and the proposals do not harm and will at the least preserve the character and appearance of the Conservation Area. It is concluded that the proposal is in compliance with Local Plan policies D1 and HE1 and moderate weight in favour of the proposal is given to this material consideration.

Amenity of neighbours

The proposed alterations have been underway for some time and have been subject to extensive public notification with no comments received. Reflecting the advice of Pollution Control, an hours of construction condition is recommended and subject to this condition it is considered that the proposal will not have an adverse effect on the amenity of those living or working in the vicinity and that the proposal is in compliance with Local Plan policies GD1 and Poll1. Moderate weight in favour of the proposal is given to this material consideration.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be sustainable development which will secure an upgraded thermal performance to the building and this weighs in favour of the application. The proposal will have an acceptable impact on the appearance of the building and the Conservation Area and subject to suitably worded conditions will not have an adverse impact on nearby residents or workers. The positive aspects of the proposal are not outweighed by any other material planning considerations, and the proposal is recommended for approval.

RECOMMENDATION

GRANT PLANNING PERMISSION

CONDITIONS

01. The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

Amended ground floor plan drawing number EAR-SEV-ZZ-00-DR-A-00511-P03

Amended proposed lower ground plan drawing number EAR-SEV-ZZ-LG-DR-A-00510-P03

Amended Proposed Site Plan drawing number EAR-SEV-ZZ-XX-RP-A-00531-P03

Amended Proposed Elevations (Sheet 1 of 2) drawing number EAR-SEV-ZZ-AA-DR-A-00502-P03

Amended Proposed Elevations (Sheet 2 of 2) drawing number EAR-SEV-ZZ-ZZ-DR-A-00522-P03

Location Plan drawing number EAR-SEV-ZZ-00-DR-A-00500-P01

Existing Ground Floor Plan drawing number EAR-SEV-ZZ-00-DR-A-00505-P01

Existing First Floor Plan drawing number EAR-SEV-ZZ-01-DR-A-00506-P01

Proposed First Floor Plan drawing number EAR-SEV-ZZ-01-DR-A-00512-P01

Existing Second Floor Plan drawing number EAR-SEV-ZZ-02-DR-A-00507-P01

Proposed Second Floor Plan drawing number EAR-SEV-ZZ-02-DR-A-00513-P01

Existing Third Floor Plan drawing number EAR-SEV-ZZ-03-DR-A-00508-P01

Proposed Third Floor Plan drawing number EAR-SEV-ZZ-03-DR-A-00514-P01

Existing Lower Ground Plan drawing number EAR-SEV-ZZ-LG-DR-A-00504-P01

Existing Roof Plan drawing number EAR-SEV-ZZ-RF-DR-A-00509-P01

Proposed Roof Plan drawing number EAR-SEV-ZZ-RF-DR-A-00515-P01

Existing Site Plan drawing number EAR-SEV-ZZ-ZZ-DR-A-00501-P01

Existing Elevations (Sheet 1 of 2) drawing number EAR-SEV-ZZ-ZZ-DR-A-00520-P01

Existing Elevations (Sheet 2 of 2) drawing number EAR-SEV-ZZ-ZZ-DR-A-00521-P01

Third Floor Heating and Cooling Services Works Layout drawing number EAR-SEV-ZZ-00-DR-A-00500-P01 MO17/EASTGATE/CPS/REV A

REASON:

To ensure that the development is carried out in accordance with the application as approved.

02. During construction or demolition works, activity 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

INFORMATIVES

01. INFORMATIVE

It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

The above objections, consideration and resulting recommendation have had due regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.