



PLANNING CONSULTATION RESPONSE

Application No	2026/0612
Proposal	2026 0612 New Café Bar & Retail Eldon St Main Stairwell Reinstatement, Music Venue and Associated Works Civic Hall Eldon Street
Address	Civic Hall Eldon Street
Date of Consultation Reply	120826
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

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:

The application seeks consent for a series of alterations and interventions to the grade II listed Civic Hall building on Eldon Street and Hanson Street ([NHLE 1151151](#)). The works are principally focused on the formation of a café bar and retail space behind the Eldon Street frontage; the re-opening and reinstatement of the main stairwell arrangement; the creation of a music venue within the ground-floor hall space; associated ancillary works to the Hanson Street block; and a limited number of isolated external works. The building has recently been subject to a range of alterations delivered through the Eldon Street Heritage Action Zone project, undertaken in partnership between Historic England and BMBC. A number of the spaces now proposed for further works were also altered under applications 2022/0543 and 2022/0521, together with several subsequent applications for the discharge of associated conditions and minor variations to the approved plans between 2022 and 2024. The current submission includes a Design and Access Statement which broadly sets out the proposed works. That document also contains a short Heritage Impact Assessment, with reference to the earlier Heritage Statement prepared by BB Heritage Studio in 2022 in support of the previous applications. The current Heritage Impact Assessment adopts the gradings of value and significance used in the BB Heritage Studio statement, together with standard magnitudes of impact for the proposed works, as set out in BS 7913:2013. A detailed review of the 2022 Heritage Statement is beyond the scope of this consultation and is not considered necessary, as the majority of that assessment remains relevant to the present proposals. Furthermore, the adoption of the 2022 value ratings and impact assessment is



illustrative and provides a grading of each intervention which when read alongside the submitted drawings and supporting information provides an acceptable level of detail.

I attended site on 12.08.26 and met with the applicant and architects from Bauman Lyons to discuss the proposals in detail and to inspect the principal areas of the building affected by the proposed alterations. I have summarised the majority of the proposed works below, as several elements will require further information to be secured through the discharge of conditions process. Some of the detailed matters could alternatively be controlled through prescriptive conditions, although this may require amended plans to ensure clarity and precision. For ease of reference, I have included commentary on the draft conditions within the body of the assessment below and have also repeated these within the draft conditions section.

Basement Level

The works at basement level are focussed on two existing spaces beneath the existing flexible spaces (at ground floor level) at the northeastern corner that fronts Eldon Street. The plans indicate that an existing access hatch will be altered and extended to create stair access to the basement level. Within the basement, male and female toilets are proposed, with access to the rear cellars via a new rear wall opening and an enlarged opening in the floor slab for a barrel drop. Currently, the floor level provides insufficient headroom requiring the lowering of the floor slab. To create the new toilets, new partition walls are shown with a 500mm offset to avoid existing foundations and walls. I see no issues in principle with the works given the existing floor is entirely modern, and the basement level is currently a functional and inaccessible space. The proposal involves limited removals or historic fabric interventions. However, there are a handful of new openings formed in walls and floors, but these are reasonably justified to allow access and the utility of the space. I am also aware that the dividing wall between the two existing spaces may require removal to facilitate adequate space. If this is required, either amended plans, or a variation to any approved plans will be required. The lowering of the slab will however require a watching brief and input from a qualified archaeologist able to do the works. I've discussed this with Andrew Lines of the South Yorkshire Archaeology Service who has suggested we will require a written scheme of investigation which will need approving via condition. Subsequently, the archaeological monitoring will need to proceed in accordance with this.

Suggested conditions for basement level:

- Archaeology:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation, and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason:



To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

- Upon commencement of the works, details of the basement level mechanical extract, including the exhaust location and its appearance shall be submitted and approved in writing. Development shall be carried out in accordance with the approved details

Note: if the dividing wall within the basement needs to be removed, we will need the detail of this demolition either via amended plans or a variation to condition (of the approved plans) if approved.

Ground Floor Level

The bulk of the works at ground floor level include several interventions or implications for historic fabric worthy of note. The aforementioned enlargement of the aperture to the basement is covered above. To the rear of the proposed café bar, a corner of an original wall is penned for removal as it is located immediately in front of the bar / front of house area. Currently this is clad with modern plasterboard, but I am aware within it is a fragment of the original shop unit dividing wall. This does represent a degree of intrusion and very minor harm. However I accept this is heavily altered and the plan form of the original space will remain legible via the shopfront subdivision on Eldon Street, and the small spur of wall within that will be retained. On entering the building from Eldon Street, Intervention # P1-GF-ES-04 shows the installation of an automatic door within the existing original opening that includes a glazed over panel. This is also the location of the repaired mosaic floor whose decoration also visually subdivides the entrance vestibules (see images below)



I accept the need for this to provide adequate separation and security, but further information is required in relation to the detailed design, and the method of attachment to historic fabric. This could be secured by condition along the lines of the condition (see below).

The second area of interest where a significant alteration is proposed involves the removal of the modern partition wall that separates the southern stairwell from the main ground floor landing and northern stairwell areas (P1-GF-SW-01). This includes the area of degraded but original encaustic tiling (P1-GF-SW-02) that already has permission to repair under the 2022 applications. The removal of the modern partition wall will clearly open up and restore the original configuration that once existed allowing the reflected northern and southern stairwells to both be visible from the main landing area. Clearly, this is welcomed as it better reveals an essential and original element of the listed building. However, in discussion with the Architect I note the junction between the recessed moulding and architrave at high level may be truncated or may not align with details on the other side of the existing partition wall. As such this detail will require working out. A condition that covers the restoration of the architrave detail seems reasonable (see below). The bulk of the alterations proposed in the main music hall involve either changes to modern fabric of no heritage interest (toilet provision, dividing modern partition wall separating main stairwell landing and new music



hall), or are very light touch works. The light touch works include the reopening of the 2x fireplaces in the northern and historic envelope wall and re-purposing these for seating (PG-GF-HL-12) and the re-opening of previously infilled doorways (P1-GF-HL-01). I also note that in the southern external wall of the music hall, the external ventilations louvres in the lower section of the windows are to be re-instated with glazing (P1-GF-HL-07). I feel details of these interventions via condition are reasonable to request (see below). Elsewhere at ground floor level I feel the proposed works will either be obvious enhancements or have a minimal impact on the significance of the listed building. This includes the removal of the redundant escalator and the dog-leg stair in the modern northern part of the building (P1-GF-MG-05 & P1-GF-MG-02), and the re-positioning of the door onto Mandela Gardens ((P1-GF-MG-06).

Suggested conditions for Ground Floor Level:

- Upon commencement of works, details of the new automatic door at ground floor level that will separate the café bar and retail area from the main stairwell area shall be provided and approved in writing. The plans shall include details of the arrangement and method of fixing and an elevation at 1:20 scale and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
- Following the removal of the modern partition wall of the southern stairwell, details of the architrave restoration and repair at high level will be submitted and approved in writing. Development shall proceed in accordance with the approved details.
- Upon commencement of works, details of the alterations to the currently infilled fireplaces and doorways in the northern and historic envelope wall shall be submitted and approved in writing. Development shall proceed in accordance with the approved details.
- Upon commencement of works, details of the partial re-glazing of the 2x south facing windows shall be submitted and approved in writing. Development shall be carried out in accordance with the approved details.

First Floor Level

At first floor level the changes are limited to the southern stairwell partition removal (that cuts across several floors including the second floor), the escalator and stair removal, and some re-partitioning of the storerooms, lobby and W.C. adjacent to the Hanson Room. These are of no heritage interest. My only comment in relation to the first floor, relates to the infilling of the arched opening which is dressed in carved and moulded stonework that separates the Hanson Room and the existing lobby immediately to the east. I do not object to the blocking of this doorway but request the dressed stonework of the archway remains fully visible and expressed. This should be achieved by setting back the infill of the opening to the east by circa 200mm leaving the dressed stonework fully on show. Updated or amended plans should show this.

Second Floor Level

No works other than already noted removal of the modern partition wall north of the southern stairwell (P1-GF-SW-01)

Third Floor Level

Works here are limited to infilling and minor partitioning and a toilet (P1-3F-ES-01-04) primarily affecting modern fabric

External Works

There are very minimal external works beyond the re-glazing and alteration of the existing louvers of the ground floor southern 2x windows (P1-GF-HL-07) and door re-location onto Mandela Gardens (P1-GF-MG-06). For clarity, I have suggested a condition for the works to partially reglaze the 2x windows under the conditions for the ground floor.



Conclusion

Given the degree of change the building has previously undergone, I feel these new proposals are relatively light touch. The works either improve previous (less than ideal) interventions or cause minimal harm which is more than justified and balanced to achieve flexibility and useability of the spaces involved. In summary, the works detailed in the submitted plans, the design and access statement, and the heritage impact statement are acceptable. Consequently, I would conclude the works are in accordance with Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990, Local Plan policies HE1 and HE2, and NPPF 212, and should be approved subject to the conditions suggested below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Archaeology:

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation, and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason:

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Local Plan Policy HE6.

Upon commencement of the works, details of the basement level mechanical extract, including the exhaust location and its appearance shall be submitted and approved in writing. Development shall be carried out in accordance with the approved details

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Upon commencement of works, details of the new automatic door at ground floor level that will separate the café bar and retail area from the main stairwell area shall be provided and approved in writing. The plans shall include details of the arrangement and methods of fixing and an elevation at 1:20 scale and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3



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Following the removal of the modern partition wall of the southern stairwell, details of the architrave restoration and repair at high level will be submitted and approved in writing. Development shall proceed in accordance with the approved details.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Upon commencement of works, details of the alterations to the currently infilled fireplaces and doorways in the northern and historic envelope wall shall be submitted and approved in writing. Development shall proceed in accordance with the approved details.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Upon commencement of works, details of the partial re-glazing of the 2x south facing windows shall be submitted and approved in writing. Development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Consultation Informative(s):

If the dividing wall within the basement needs to be removed, we will need the detail of this demolition either via amended plans or a variation to condition (of the approved plans) if approved.

At first floor level, the arched opening dressed in carved and moulded stonework that separates the Hanson Room and the existing lobby immediately to the east is proposed to be infilled. I do not object to the blocking of this doorway but request the dressed stonework of the archway remains fully visible and expressed. This should be achieved by setting back the infill of the opening to the east by circa 200mm leaving the dressed stonework fully on show. Updated or amended plans should show this.

Planning Obligations required: