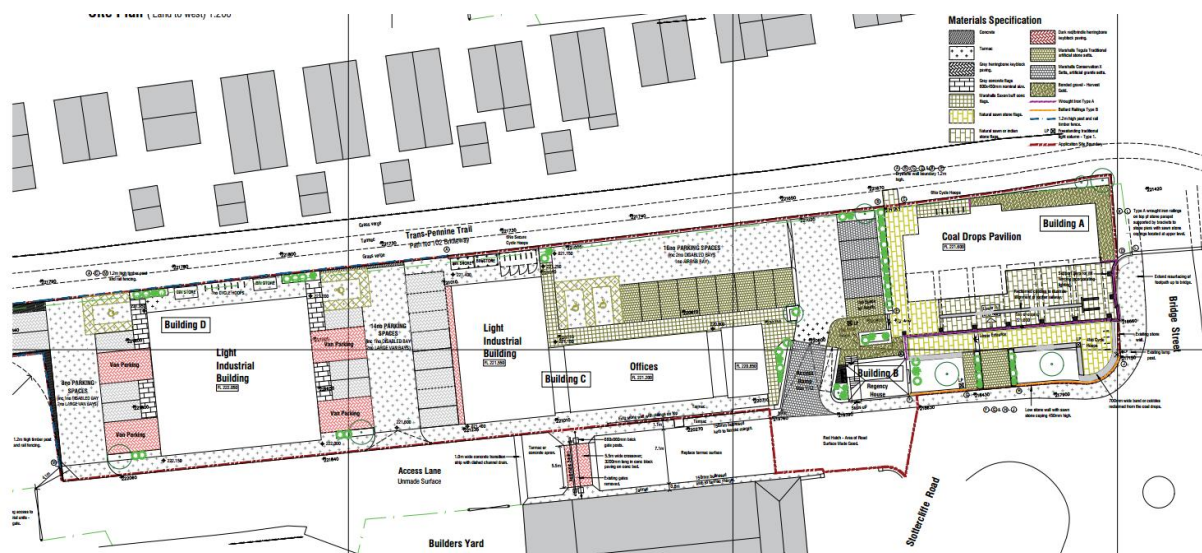


1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of an application for a Variation of Condition in relation to Planning Permission ref: 2025/0161 and LB Consent ref: 2025/0244, which shows alterations to the design of the offices and industrial buildings on the site. There is no proposed change to the approved designs for the Coal Drops Pavillion (Building A) or Regency House (Building B).
- 1.2 The site is located close to Penistone Town Centre, adjacent to the TransPennine Trail as shown on the submitted Location Plan.
- 1.3 The site is a former Railway Goods Yard. The eastern part of the site which includes the Coal Drops (Grade II Listed) and Regent House fall within the Penistone Conservation Area.
- 1.4 The VoC Applications seek approval for an alteration to the designs of the light industrial units and offices, Buildings C and D; the Listed Coal Drops and Regency House are unaffected by the amendments.



- 1.5 The reason for the change of design is the high cost of construction of the industrial units as originally designed which, given the end value for sale or rent, makes them non-viable.
- 1.6 The proposals illustrate simplified designs for buildings C and D at the most westerly part of the site. Design changes adopt complimentary materials that acknowledge the significance of the heritage assets and avoid harm to the Listed Buildings and their setting. In addition the proposals are intended to have no adverse impact upon the Conservation Area; whilst at the same time having a realistic chance of being developed to enhance this site which has been vacant for some time.

2.0 BACKGROUND & SIGNIFICANCE

- 2.1 The Coal Drops are a series of 6 stone arches which supported rail freight above allowing coal to be dropped from rail wagons into the arches below for collection. They comprise an attractive range of open fronted buildings which although of limited architectural merit provide historic value and have significance for the contribution that they make to the Conservation Area and provide an important reminder of the past use of the site.
- 2.2 Regency House is an attractive two storey stone building, the former use of which is uncertain, however it is most likely related to the former railway use and although it is not listed individually, it derives its significance from its association to Penistone, the coal drops and former commercial use.
- 2.3 Both the Coal Drops and Regency House make a positive contribution towards the Conservation Area which will be enhanced by their restoration.

3.0 HERITAGE IMPACT ASSESSMENT

- 3.1 The current proposals do not include any changes to the previously approved plans for the development of the Coal Drops Pavillion or Regency House.
- 3.2 The application for Variation of Conditions illustrates some changes to the designs of the adjoining new build offices and light industrial use.
- 3.3 The design of the proposed Offices is similar to the previously approved plans which are located over the same footprint. The offices, which run parallel to the access road and are shown on drawing ref: P104C, illustrate minor changes to the design of a simple hipped roof building of stone walls and blue slate roof of similar proportions to Regency House which together frame the new access road. The remainder of the offices are of similar scale and form to those originally approved which were designed to respect the materials, scale and massing of the Coal Drops and Regency House.



Fig 01. South Elevation of Proposed Offices/Light Industrial Buildings.

- 3.4 The building attached to the west of the offices has been simplified to help reduce build costs and increase viability of the development. It features the same cladding as the offices and an industrial brick at low level.



Fig 02. Illustrative view of South Elevation from access road.

- 3.5 The proposals include the redesign of the light industrial use to the far west of the site with building materials in matching claddings and industrial brick walling.

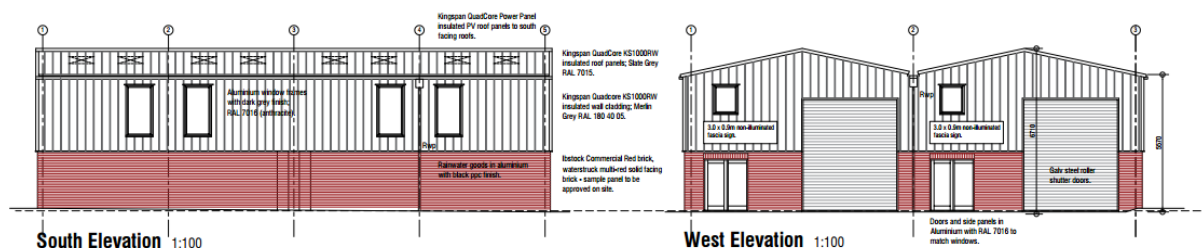


Fig 03. Typical elevations of detached light industrial buildings.

- 3.6 The design changes to the offices which are the closest buildings to the heritage assets are of a minor nature and maintain the use of high-quality materials and sympathetic design. The impact of any changes compared to the approved plans is negligible.
- 3.7 The design changes to the Industrial Buildings to the west of the site are more extensive but because of their location are unlikely to have any significant adverse impact upon the heritage assets which are located to the east.

4.0 SUMMARY

- 4.1 The impact of the design changes on the heritage assets and Conservation Area is considered to be LOW and the overall the works to the wider site are considered to have a limited positive impact upon the heritage assets comprising the Coal Drops, Regency House, their setting, and the Conservation Area.

MBooth Design