
2024/0837

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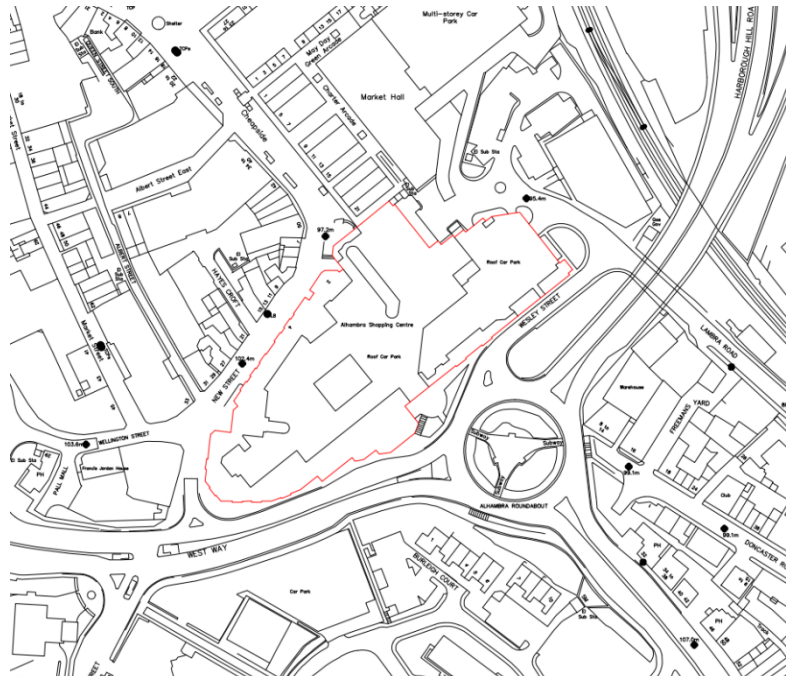
Alhambra Shopping Centre, Centre Management, Cheapside, Barnsley, S70 1SB

Proposed cladding on existing gables, new UPVC fascia covers and replacement rainwater gutters and downpipes.

This application is being brought before members as it has been made by the Council.

Site Description

The application relates to the Alhambra Shopping Centre which is located in the Market Area District of Barnsley Town Centre which is a primary shopping area. The Centre occupies an irregular site bounded by Cheapside, New Street, West Way, Harbrough Hill Road and Wesley Street, with the Alhambra Roundabout located to the south and south-east, and the Glass Works located to the north and north-west. The Centre was built in the 1960's and contains two levels of retail uses (upper and lower mall). Above is a gallery level with public parking and management facilities which are screened by an existing mansard roof that follows the centre's elevations. To the north-east of the centre is an attached multi-storey car park with access taken from Wesley Street. To the west of the centre is a group of three grade II-listed buildings.



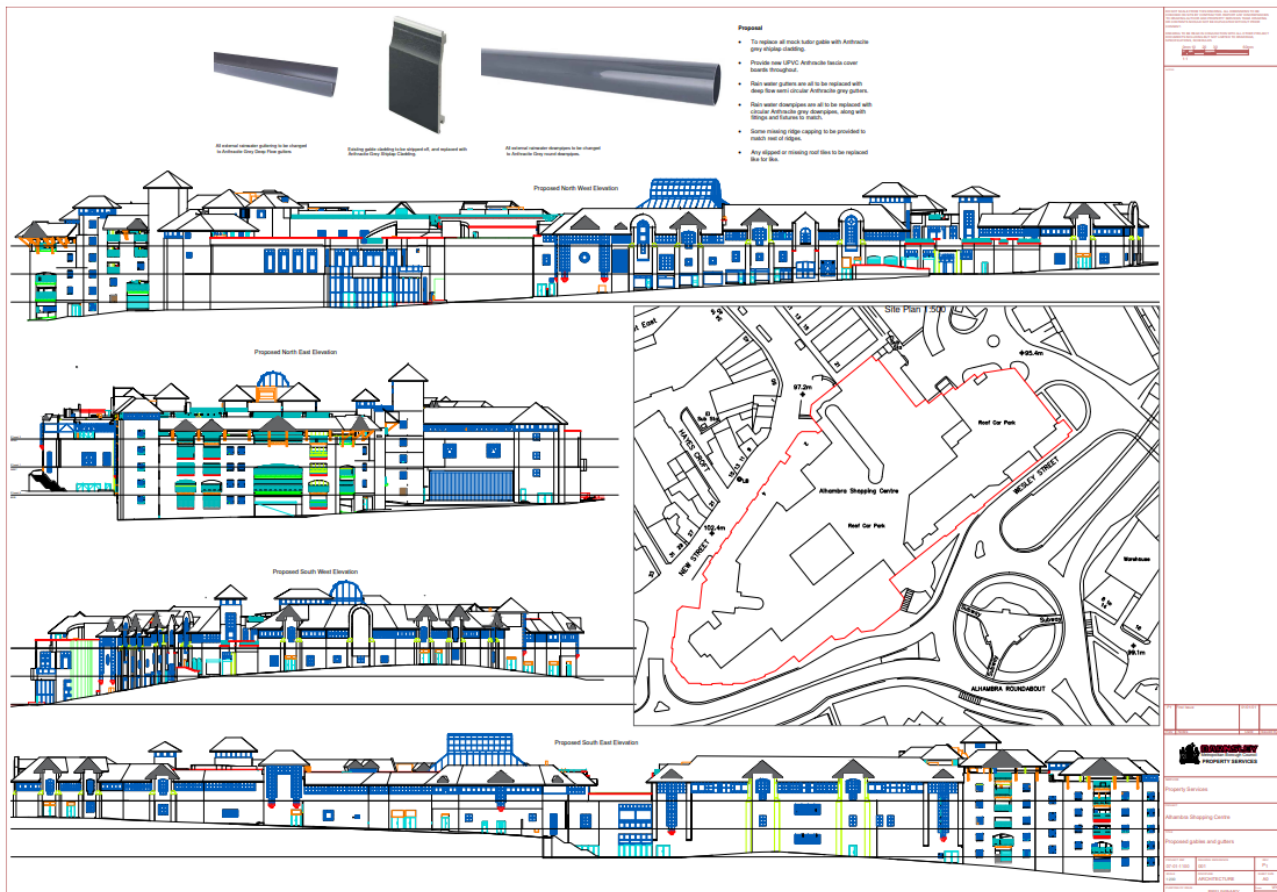
Planning History

There is an extensive planning history associated with the application site dating back to 1976. However, the most recent application is as follows:

1. 2017/0536 – Proposed alterations to profile and external facing materials of the existing rooftop atrium/rooflight. – Approved.

Proposed Development

The applicant is seeking approval for the installation of new anthracite grey UPVC shiplap cladding to existing gables, anthracite grey round downpipes and anthracite grey deep flow gutters.



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 now 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 Allocation – Town Centre

The site is located within Barnsley Town Centre. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy BTC12: The Markets Area District.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 12: Achieving well designed and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***

Consultations

Local Ward Councillors – No responses.
Conservation Officer – No objection.
Urban Design Officer – No objection.
Pollution Control – No objection.

Representations

Site notices were placed nearby, expiring 22nd October 2024. No representations were received.

Assessment

Principle of Development

Barnsley Town Centre is the dominant urban centre in the borough. To ensure that it continues to fulfil its sub-regional role, support will be given to proposals if they would maintain and enhance the vitality and viability of town centre. The application site is in the Markets Area District which forms a primary shopping area. It is intended that this District remains the focus of retail activity within the town. Any proposal will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. Proposals should not significantly alter or detract from the character of the street scene.

Design, Heritage and Visual Amenity

Sections 16 (2), 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building and conservation area or its setting or any features of special architectural or historic interest which it possesses.

The application property is in a primary shopping area of the Town Centre which is characterised by existing commercial uses contained within buildings of varying size, style and appearance. It is prominently located in the Town Centre bounded by Cheapside, New Street, West Way, Harborough Hill Road and Wesley Street, and is constructed of concrete and mixed coloured brickwork with a mansard roof with pitched and arched gable projections with grey roof tiles. The centre features some rendering to its north-west elevation and the pitched gable projections on all sides adopt a mock Tudor appearance.

It is understood that the application has been made due to the poor condition of the existing gable materials, and that some enabling works are currently being undertaken on site to address areas of concern.

The proposed installation of anthracite grey UPVC shiplap cladding to the pitched gables on all sides of the Alhambra Shopping Centre, and the installation of anthracite grey round downpipes and deep flow gutters would result in minor alterations to the external appearance of the building. The cladding would be installed at height and its colour would not be overly dissimilar from the colour of existing roof tiles. It would also replace existing materials with a mock Tudor appearance which is dated, and in some areas in a clear state of disrepair. The proposal is therefore welcome and is likely to result in modest and sympathetic improvements to the external appearance of the building. In addition, the proposal would likely have a negligible impact on the character of the street scene and the setting of nearby listed buildings. The Council's Urban Design and Conservation Officers were consulted on this application and no objections were raised.

The proposal is therefore considered to conserve and enhance the character and appearance of nearby grade II-listed buildings in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with Local Plan Policy HE1: The Historic Environment, Local Plan Policy HE3: Developments affecting Historic Buildings, and Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

The proposed works have the potential to cause nuisance to people who live or work in the locality, and although any potential impacts are likely to be temporary, a condition will be used to control the times in which development related activities can be undertaken.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and would be acceptable regarding residential amenity.

Highway Safety

The proposed works would not be prejudicial to highway safety.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**