

2021/1696

Ms Alison Lawrence

Ground Floor, 36 Wellington House, Wellington Street, Barnsley, S70 1WA

Erection of a non-illuminated sign (4m x 0.75m) (Listed Building Consent)

Site Description

The application relates to the ground floor of Wellington House, a three-storey stone, tile clad and slate roofed building part of which is a Grade II listed building. The site is located within Barnsley Town Centre in the commercial area of Southgate district. The property has frontages onto Wellington Street and Market Street. The surrounding uses include retail, office and leisure (pubs and restaurants) with a car park immediately to the north and east of the building.

Planning History

B/96/1297/BA - Change of use from shops to offices, internal alterations and refurbishment (Historic)

B/98/0161/BA/AD - Display of projecting signs (Historic)

B/98/0224/BA/LB - Display of two projecting signs to Listed Building (Historic)

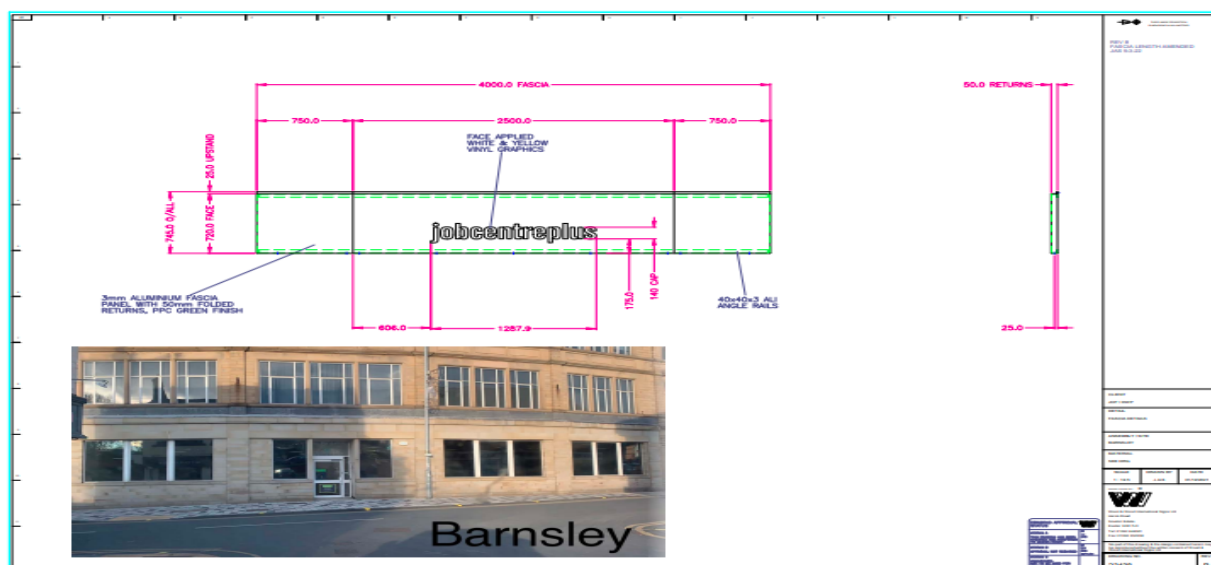
2013/1256 - Change of Use of a section of Wellington House to relocate Barnsley Central Library; change of class use from B1 to D1 (Approve with Conditions)

2014/0467 - Change of use of second floor from offices (B1) to D1 (Approve with Conditions)

2021/0173 - Change of use of part of the ground floor of Wellington House from sui generis to a Job Centre (Use Class E) and associated works (Approve with Conditions)

2021/0183 - Change of use of part of the ground floor of Wellington House from sui generis to a Job Centre (Use Class E) and associated works (Listed Building Consent) (Approve with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a non-illuminated sign measuring 5.7 meters by 0.75 meters. The sign is for jobcentreplus and is to be in green.

N.B.: On 15/03/2022, the proposal was amended. In line with comments for the LPA's Conservation Officer the sign has been reduced from 5.7 meters by 0.75 meters to 4 meters by 0.75 meters.

Policy Context

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

Local Plan Allocation – Town Centre

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy POLL1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result directly or indirectly in an increase in air, surface water, and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment.

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 policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections subject to amended plans.

The Civic Trust were consulted and provided no response.

Historic England were consulted and raised no objections.

Central Ward Councillors were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties as well as the application being advertised by both a site notice and a press notice, no comments were received.

Assessment

Principle of Development

The building is Grade II listed and given its historic importance the proposed works must protect or improve the character and/or appearance of the heritage asset to be considered appropriate. The building has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works are acceptable in principle.

Impact on Listed Building

In line with the consultation response from the LPA's Conservation Officer it is agreed that after the reduction in the size of the sign it is now considered acceptable in terms of its impact upon the listed building. The need for the signage is understood and does not impose itself too strongly on the character and appearance of the listed building.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building.

Visual Amenity

The proposed sign is sufficient to identify the premises and does not give rise to a cluttered or overly commercial appearance. It is considered that the proposal will not harm the Listed Building, or the visual amenity of the surrounding area is therefore considered acceptable in terms of visual amenity.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Recommendation

Approve with conditions