



PLANNING CONSULTATION RESPONSE

Application No	2026/0292
Proposal	External alterations and installation of doorway to provide level access, as well as internal alterations including installation of platform lift and extension of ATM room.
Address	26 Market Hill, Barnsley, S70 2QE
Date of Consultation Reply	10.06.2026
Consultee	Charlie Atkinson Design & Conservation Assistant

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): 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

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

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 213: Any harm to or loss of significance will require clear and convincing justification

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

Barnsley Local Plan HE1 The Historic Environment
Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application seeks planning permission for external alterations, including the installation of a doorway to provide level access, alongside internal alterations comprising the installation of a platform lift and the extension of the ATM room at NatWest Bank, 26 Market Hill, Barnsley, S70 2QE.

The site has previously been subject to several proposals relating to improved accessibility for customers of NatWest Bank, including the planning application 2025/0448, which was refused on highways grounds. Prior to this, pre-application advice was sought, during which it was recommended from a conservation perspective that an existing window to the side elevation,



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located behind the ATM area, could be converted into a doorway. This approach has been partially carried forward within the current proposal.

Historic maps and the conservation area appraisal indicate that the building was constructed prior to the First World War, in 1913, following the establishment of the former Yorkshire Bank in 1903. As such, the building is considered a non-designated heritage asset that makes a positive contribution to the character and appearance of the conservation area.

Whilst the interior of the building holds some interest, the proposed internal alterations are limited to modern partitions and therefore do not raise significant conservation concerns. The primary consideration from a conservation perspective is the alteration to the external fabric including the conversion of an existing ground floor window (first from the left) into a doorway, resulting in the loss of a section of low-level stonework. This intervention is relatively minor in scale, and the justification in terms of improving accessibility is considered to outweigh the very little impact, supporting the continued use and viability of the building. However, further detail is required in respect of the design and detailing of the proposed doorway, ensuring that it sits comfortably within the existing opening in terms of proportions, materials and colour – conditions have therefore been included below.

Consequently, the proposal is not considered to result in harm to the significance of the conservation area or nearby listed buildings and is therefore recommended for approval from a conservation perspective subject to the below conditions.

No Objection

*Delete as applicable

Consultation Suggested Conditions:

- Notwithstanding the submitted details, prior to the installation of the doorway hereby approved, full detailed drawings of the new door and frame (at a scale of 1:10 or 1:20), including cross-sections and reveals, and samples or a specification of the materials and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
- The external materials shall match those used in the existing building and specified by the approved documents listed above. The stone shall match the existing in terms of type, colour, and face dressing (for the stone) and method of coursing and pointing. The quoining and arch jamb shall also match the existing.

Consultation Informative(s):

Planning Obligations required: