

Application Reference Number:		2025/0360	
Application Type:		Listed Building Consent.	
Proposal Description:		Erection of a new timber stud wall, installation of external lights and creation of internal bookshelves (Listed Building Consent).	
Location:		14 College House, Huddersfield Road, Barnsley, S75 1DS.	
Applicant:		A Robinson Architect.	
Third-party representations:	None.	Parish:	
		Ward:	Old Town.

Summary:

This application for listed building consent has been submitted on behalf of the applicant and seeks approval for the installation of an internal stud wall and bookshelves and the installation of two external lights.

Development comprising alterations to a listed building are considered acceptable in principle if the proposals would be proportionate, would adopt a sympathetic design and would respect architectural detail. Development should also not detrimentally affect the amenity afforded to adjacent properties, including visual amenity and highway safety.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation: **APPROVE subject to conditions.**

Site Description

This application relates to a ground floor apartment positioned to the north-west front corner of the former Barnsley College - a grade II-listed building first listed in 1986. The building was purpose built in the early c20 as a school for girls and then converted to form 63no. residential apartments in 2004. The building has a symmetrical facade with a central doorway facing Huddersfield Road and is made from brick with ashlar dressings and has a Westmorland slate roof. The building occupies a large corner plot bounded by Hall Balk Lane to the south and Huddersfield Road to the west. The Barnsley, Huddersfield Road Conservation Area is also located to the south.



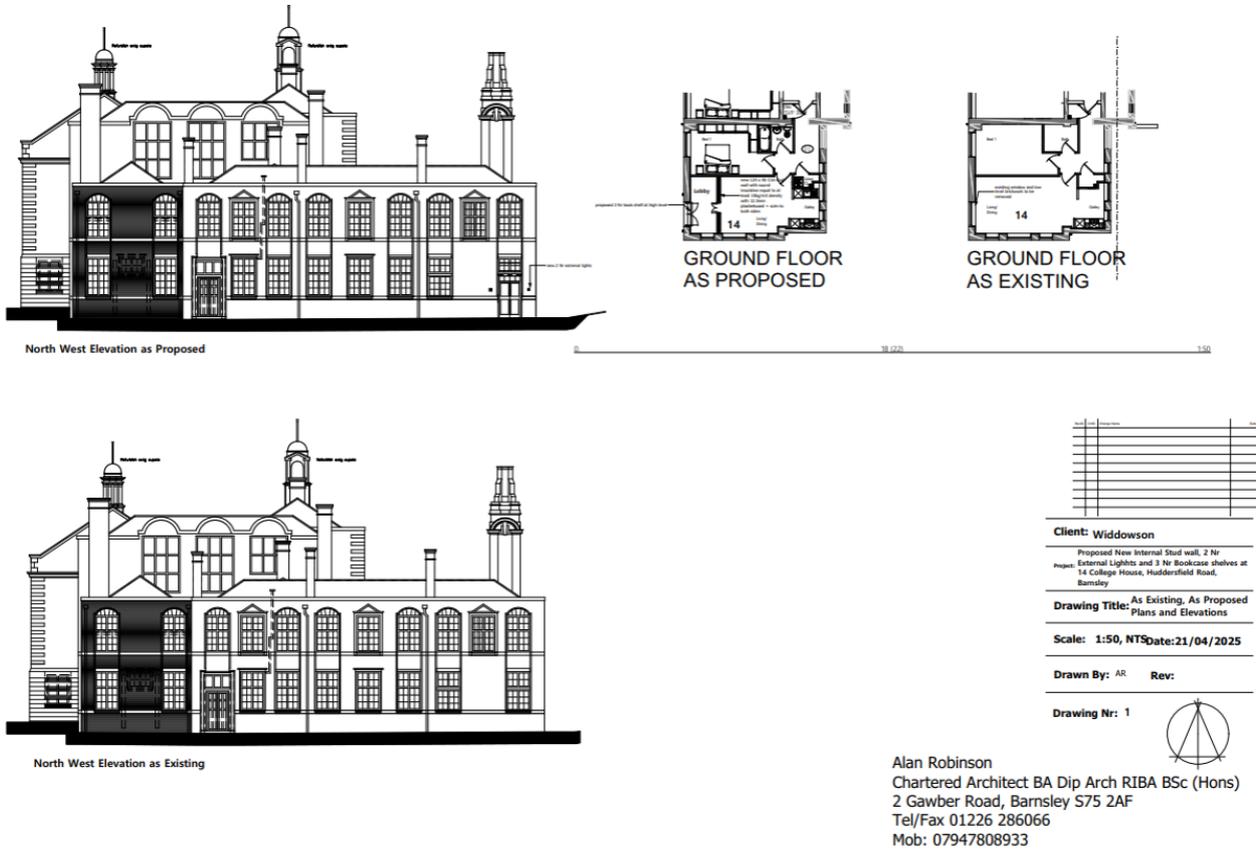
Planning History

There are several planning applications associated with the development site. However, the most relevant applications are:

Application Reference	Description	Status
B/04/1740/BA	Conversion of college to form 63 apartments.	Approved.
B/04/1741/BA	Conversion of college to form 63 apartments (Listed Building Consent).	Approved.
2024/0875	Removal of existing window frame and cavity wall and installation of new doors and frames (Listed Building Consent).	Approved.
2024/0876	Removal of existing window frame and cavity wall and installation of new doors and frames.	Approved.

Proposed Development

The applicant is seeking listed building consent in relation to the installation of an internal stud wall and bookshelves and the installation of two external lights.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The development property is a grade II-listed building, and the Huddersfield Conservation Area is located to the south. The following Local Plan policies are relevant in this case:

- *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 HE4: Developments affecting Historic Areas or Landscapes.*

- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Heritage Impact Assessment (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

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.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

Other Material Considerations

- *Elsecar Conservation Area Appraisal.*

Consultations

This application was publicised in accordance with Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A site notice was posted nearby, and a press notice was used, expiring 24th May 2025 and 31st May 2025 respectively. The application has been advertised on the Council website. No representations have been received.

Historic England	<i>No comments.</i>
Conservation Officer	<i>No objections.</i>
Local Ward Councillors	<i>No comments received.</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Development comprising alterations to a listed building are considered acceptable in principle if the proposals would be proportionate, would adopt a sympathetic design and would respect architectural detail. Development should also not detrimentally affect the amenity afforded to adjacent properties, including visual amenity and highway safety.

Impact on Design, Heritage and Visual Amenity

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

The application property is the former Barnsley College – a grade II-listed building first listed in 1986. The building was purpose built in the early c20 as a school for girls. The building has a symmetrical facade with a central doorway facing Huddersfield Road and is made from brick with ashlar dressings and has a Westmorland slate roof. The building is of significant historical and architectural interest to Barnsley. While the building was converted from a college to form 63 residential apartments, the change of use does not detract from the significance of the building.

The proposal includes the installation of a new internal stud wall and bookshelves and the installation of two external lights.

Given the above, the Council's Conservation Officer was consulted. It was stated that the proposal would not introduce any significant impact on the listed building due to the minimal nature and non-intrusive design of the proposed development. The Officer adds that whilst there would be no notable impact, the proposed stud wall should be constructed in a way that allows for future reversal. Also, it is important to ensure that the external lighting is installed within the joints of the brickwork to avoid any potential damage to the fabric of the listed building. The Officer states that they have spoken to the Agent and further clarification was provided regarding the interior of the affected apartment and the details and appearance of the external lighting. The Agent stated that the external lighting would be fixed into the stone joints, avoiding wiring or potential damage to the fabric of the listed building. Therefore, no objections were raised. The local planning authority (LPA) has no reason to disagree with the comments of the Conservation Officer.

Considering the above, this is considered to weigh significantly in favour of the proposal.

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

Impact on Residential Amenity

The proposed development is considered to be unlikely to result in any significant detrimental impact to the existing residents. However, there could be some temporary disruption and nuisance caused during works. A condition could be used to control construction hours.

Considering the above, this is considered to weigh modestly in favour of the proposal.

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

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; the proposed works would be internal except for the installation of two external lights on the building.

Considering the above, this is considered to weigh modestly in favour of the proposal.

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

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. Advertisement and listed building consent should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.