
2024/0816

Applicant: Mr P Langton

Removal of existing roof mounted plant and installation of new plant on the existing roof and erection of associated substation within the existing car park

University Campus Barnsley, Church Street, Barnsley, S70 2AN

Site Description

The application site is located on Church Street, within Barnsley Town Centre and is occupied by a rectangular shaped, red brick and stone building and is occupied by Barnsley College.

The site is situated in a sensitive area within the Regent Street/Church Street/Market Hill Conservation Area with the Grade-II listed Town Hall immediately to the south and Grade-II* listed St Marys Church immediately to the north. Additionally, there are other listed assets in the nearby vicinity including 23 Church Street, directly adjacent to the east and grade-II* listed Barnsley War Memorial to the south.

The frontage of the building is eastern facing with the main access into the building from Church Street with sweeping stone steps which gradually becomes wider at the bottom, however there is a secondary access into the south of the building on Sadler Gate. The building is largely symmetrical in appearance with the entrance steps being located to the middle of the elevation, complementing the symmetry. Sadler Gate slopes west to east, with the rear of the building being located at a higher level than the front elevation. Church Street is also slightly sloping from north to south with part of the building effectively being below the ground floor of the building with the main access door slightly raised from Church Street itself. There are lower ground level windows on the front and side elevations.

Planning History

B/98/1036/BA/AD – Display of non-illuminated signs – historical permission November 1998

2008/0180 – Display of four illuminated wall mounted signs - Approved with conditions April 2008

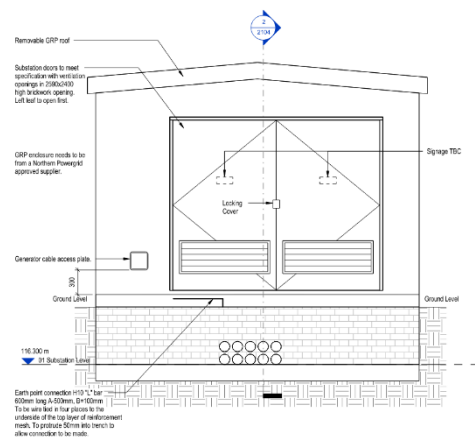
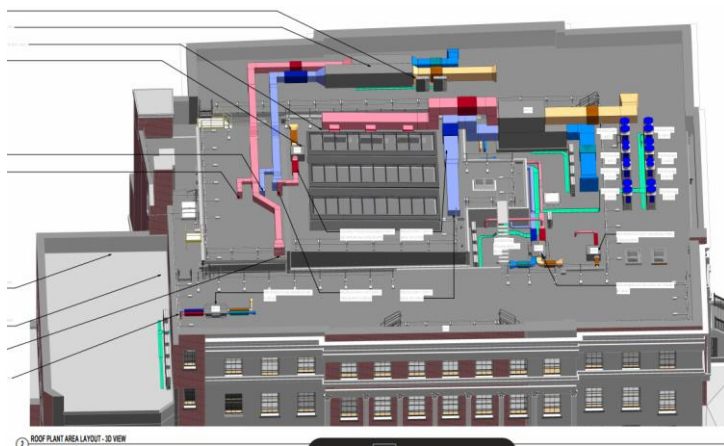
2008/1478 – Display of non-illuminated wall-mounted banner and one pole-mounted banner sign – Approved with Conditions October 2008

2021/1693 - Removal of library roof structure, installation of new tiered floors within existing central light well atrium to create new multi-level Learning Resource Centre (LRC), new entrance steps and platform to existing primary west entrance, south entrance steps to be altered and extended to allow level access with handrails and balustrades and associated works – Approved with Conditions February 2022

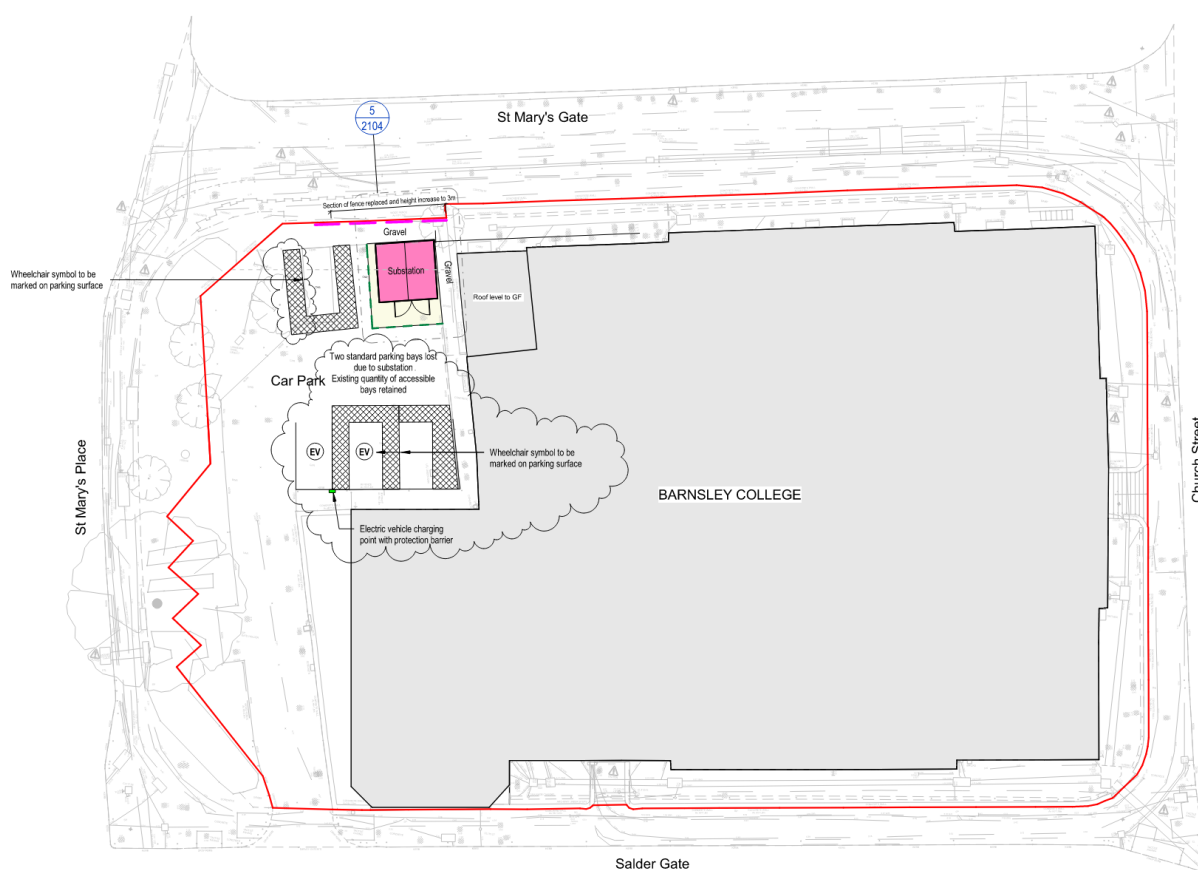
2023/0553 - Discharge of conditions 3, 5 and 6 relating to planning application 2021/1693 : (Removal of library roof structure, installation of new tiered floors within existing central light well atrium to create new multi-level Learning Resource Centre (LRC), new entrance steps and platform to existing primary west entrance, south entrance steps to be altered and extended to allow level access with handrails and balustrades and associated works.) – Approved with Conditions August 2023

Proposed Development

The applicant is seeking approval for the removal of existing roof mounted plant and installation of new plant on the existing roof and the erection of associated substation within the existing car park. The substation is to measure 3.9m by 3.9m with a height of 3m. It is also proposed to replace an 8m section of existing timber fencing with a fence at a height of 3m, to provide screening of the proposed substation.

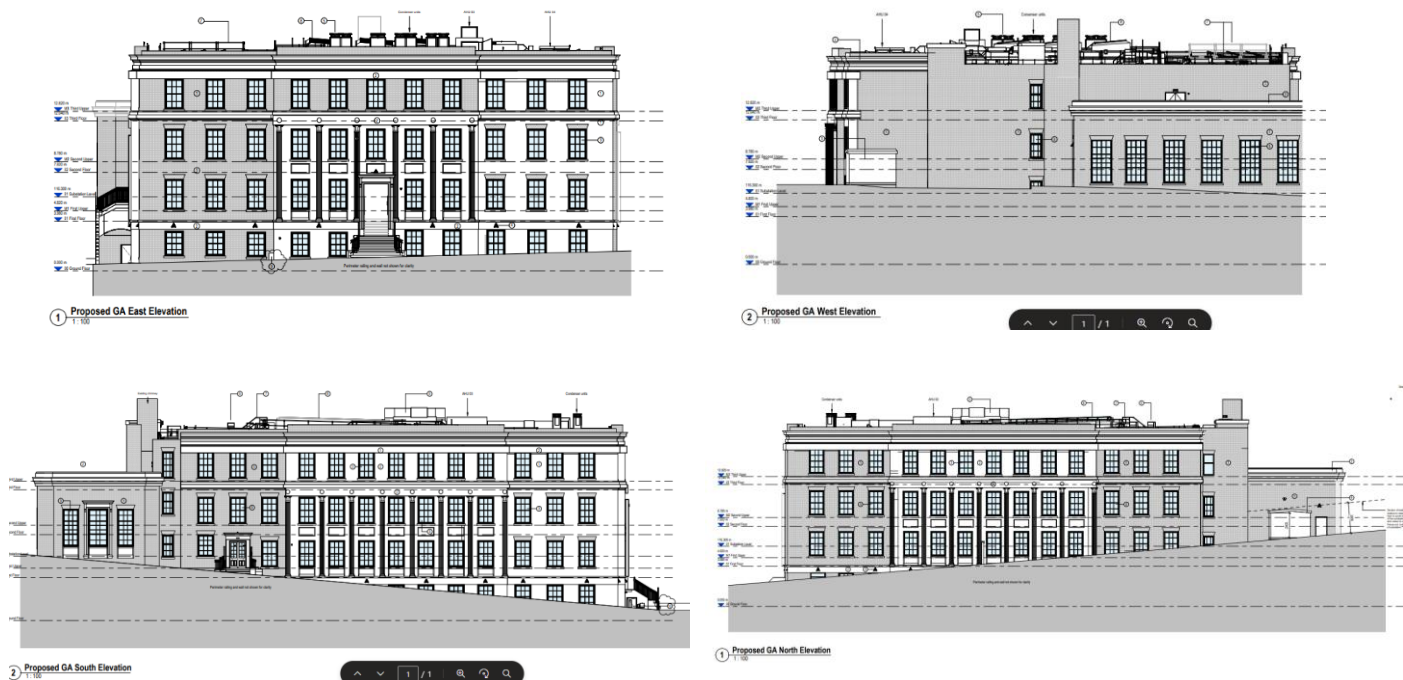


1 Substation Sectional Elevation A
1:25



 **Site Plan**
1 : 200

1 : 200



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and 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

The site is located within the Market Hill Town Centre District and within the Regent Street/Church Street/ Market Hill Conservation Area within the Adopted Local Plan and therefore the following policies are relevant:

HE1: The Historic Environment – we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's Historic environment, especially of those assets which are at risk.

HE2: Heritage Statements and general application procedures – Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the site and its setting.

HE3: Developments affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1: High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and other features of Barnsley.

BTC19: Market Hill District – Within the Market Hill District on the east side of Church Street and on either side of Market Hill, we will allow uses and development that provide an active frontage at ground-floor level and conserves or enhances the character and appearance of the area.

T3: New Development and Sustainable Travel – New development will be expected to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

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.

SD1: Presumption in favour of Sustainable Development – A positive approach that reflects the presumption in favour of sustainable development contained within the NPPF will be taken when considering new development proposals.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

SPDs/SPGs

SPD 'Parking' provides parking requirements for all types of development.

Consultations

Biodiversity – No objections
Conservation Officer – No objections
Forestry Officer – No objections subject to conditions
Highways DC – No objections
Pollution Control – No objections
Ward Councillors – No objections received.

Representations

The proposal was advertised by way of a site notice and neighbour notification letters; no representations have been received.

Assessment

Principle of development

The site is centrally located within Barnsley Town Centre and falls within the Market Hill Town Centre District. As such, it is expected that development should support and maintain the town centre's sub-regional role as the borough's dominant centre. Support will be given to retail, but other suitable town centre uses will be supported with uses and development within the Market Hill District to have an active frontage at ground-floor level and conserves or enhances the character and appearance of the area. The proposed development is to support a long-standing education facility and none of the proposed alterations will change the character of the building or how it would interact with the surrounding area.

The site is in a very sensitive town centre location with various constraints on development. The site is in the Regent Street/Church Street/Market Hill Conservation Area, immediately adjacent to the Grade-II listed Town Hall to the south and Grade-II* listed St Mary's Church to the north, alongside several other less significant listed assets nearby.

The installation of air handling units and erection of the sub-station is considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the buildings, the wider conservation area and the amenity of neighbouring residents and uses are maintained.

Visual Amenity and Impact on the Historic Environment

The site is located in a highly sensitive location in the Conservation Area and immediately adjacent to two key listed buildings in the town centre.

The Conservation Officer has been consulted on the application and raised no objection to the development. The main concern would be the impact of the proposed substation at ground level and the areas of most sensitivity (the grounds of St Mary's and Cass Warehouse). It is acknowledged that the substation is needed and there is limited flexibility to its location, however it is to be screened by a 3m vertical boarded timber fence similar to the existing boundary treatment along the northern boundary. It is inevitable that any new fencing would be a stark contrast to the existing treatment, but over time the fencing will weather to a suitable level.

The roof plant, and in particular the way it has been arranged is minimally intrusive and raises no concerns, again, this is a requirement to future proof the building and allow the flexibility of use that is planned. Whilst the elevational drawings indicate that the equipment will appear visible above the roof, due to the topography of the surrounding area and density and height of surrounding buildings, there are limited views of the roof.

Despite the sensitivity of the area, the proposed alterations to the building are considered a necessary modern addition to what is an historic building, and they are restrained in their scale and mass. As such, the proposed development is in compliance with Local Plan Policies D1, HE1 and HE3 and is considered to be acceptable in terms of visual amenity and its impact on the historic environment.

Residential Amenity

The site is located within Barnsley Town Centre, which is predominantly commercial, however there are some residential units nearby at first floor level and above.

There will be some associated noise and general disturbance in the area from construction works but the noise/disturbance generated from the development is not considered to have a detrimental impact on the amenity of surrounding residents. Pollution Control officers have been consulted on the application and have raised no objections to the proposed development; a condition will be included to limit construction hours. As such it is considered that the proposed development is in compliance with Local Plan Policy GD1 General Development and is considered to be acceptable in terms of residential amenity.

Highways safety

The site is located such that on-site parking provision is limited and does not meet current standards. Whilst the location of the substation does reduce the parking provision to the rear of the building, the parking arrangements are to be amended to accommodate disabled and EV charging points. The site is within the Town Centre close to car parks and the transport interchange (Bus and Rail station). The site is in a sustainable location and the proposed development is not considered to have any detrimental impact on highway safety and is in compliance with Local Plan Policies T3 and T4.

Trees

There are trees located to the rear of the building within the landscaped area of the rear courtyard. With the exception of 1no Rowan Tree, which is located on a narrow strip of land between the site of the proposed substation and an existing stone boundary wall, no trees are to be removed. The Rowan Tree is a small specimen and appears to bend away from the boundary wall which is in close proximity to the tree. The applicant has indicated on the site plan that this tree is to be replaced approximately 9m to the west in a more suitable location.

The applicant has also indicated on the plan that tree root protection mats and Heras fencing will be used near and around existing trees to protect them from construction traffic and works. Whilst this is not a standard approach to tree protection, it is considered acceptable in this instance given that tree protection measures were not requested during the determination of the previous application and that the rear courtyard parking area was to be utilised as works compound, and that the works approved under this application are currently under construction.

Conclusion

Based on the above assessment it is considered that the erection of the sub-station and the changes to the roof plant are considered not to have a detrimental impact on the setting of the building, the Conservation Area or upon the neighbouring Listed Building. As such the proposed development is considered acceptable and in compliance with Local Plan Policies GD1, D1, BTC19, HE1, HE3, T3 and T4.

Recommendation

Approve subject to conditions