

PLANNING AND HERITAGE STATEMENT

**Wellington House, Market Street,
Barnsley, S70 1WA**

Department for Work and Pensions

Job No

DEVELOPMENT & PLANNING | LEEDS

December 2021

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1. Introduction

1.1 Cushman & Wakefield (C&W) has been instructed by the Department of Work and Pensions to prepare a Planning and Heritage Statement to accompany an application for listed building consent for the erection of a non-illuminated sign (5.7m x 0.75m) at Wellington House, Barnsley. The signage relates to the use of a building as a Job Centre. This Planning and Heritage Statement will consider the planning context of the site (including Planning Policy context) and will provide an analysis of the development proposals including its impact on the heritage asset.

1.2 Accordingly, this report is structured as follows:

- Background: Section 2;
- Site and Surroundings (including planning history): Section 3;
- Development Proposals: Section 4;
- Review of Planning Policy: Section 5;
- Heritage: Section 6;
- Analysis: Section 7 and;
- Summary: Section 8.

2. Background

- 2.1 The Department for Work and Pensions (DWP) is responsible for welfare, pensions and child maintenance policies. The DWP provides a public service including the Job Centre Plus (herein the Job Centre) which they took over in 2011. The Job Centre's purpose is to help people find work and provide financial support to eligible job hunters.
- 2.2 The proposed signage will ensure that the Job Centre can be easily identified.

3. Site and Surrounding Area

- 3.1 The site forms part of Wellington House, an office building located in the centre of Barnsley on the corner of Wellington Street, Pall Mall and Market Street (see figure 1, below). The existing building is part of the former The Coop Jewellers Premises, and is Grade II listed.
- 3.2 Planning permission was granted earlier this year for the '*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)*' (ref: 2021/0183). The proposed signage relates to the Job Centre.
- 3.3 The site is a sustainable location, with good access to public transport.
- 3.4 The site lies within Barnsley Town Centre. The site lies within 350m of the existing Job Centre in Barnsley. The close proximity to the current job centre makes it ideal for a new facility which will work in tandem with the existing Job Centre.
- 3.5 The site is not within a Conservation Area.
- 3.6 The site is a sustainable location with good access to local services. The site lies within 480m of the Barnsley Interchange Train Station and within close proximity of a number of bus stops. The site is easily accessible to a range of different shops and services.

Planning History

- 3.7 Planning Permission was granted in March 2021 for the 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) (ref: 2021/0183).
- 3.8 Planning permission was granted in July 2014 for the change of use of second floor from offices (B1) to D1 (ref: 2014/0467).
- 3.9 Planning permission was granted in December 2013 for the change of use of a section of Wellington House to relocate Barnsley Central Library; change of use from B1 to D1 (ref: 2013/1256). This was submitted alongside an application for the change of use of ground floor of building from B1 to Sui Generis. Replacement doors and internal works (ref: 2013/1147).

4. Development Proposals

- 4.1 This submission seeks listed building consent for the erection of a non-illuminated sign (5.7m x 0.75m) at Wellington House.
- 4.2 The signage relates to the proposed Job Centre use which was granted consent earlier this year (ref: 2021/0183).
- 4.3 The signage is designed to be non-obtrusive to the listed building. It will not be lit and is easily removable (without damaging the fabric of the listed building) should the use change in the future.

5. Planning Policy Context

- 5.1 The Development Plan for Barnsley consists of the Barnsley Local Plan 2019.
- 5.2 The National Planning Policy Framework (NPPF 2021) and the Barnsley Supplementary Planning Document (SPD) related to advertisements (2019) are also of relevance.
- 5.3 Wellington House is within the Primary Shopping Area and is classified as a Secondary Shopping Frontage. Wellington House is within the Southgate district of the town centre.
- 5.4 **Policy SD1** states that when considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development. The council will work proactively with applicants to find solutions wherever possible and to secure development that improves the economic, social and environmental conditions of the area.
- 5.5 **Policy D1** sets out the Council's design principles to ensure development is of a high quality design and respects, takes advantage of and reinforces the distinctive local character and features of Barnsley.
- 5.6 **Policy HE1** positively encourages development which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially those assets which are at risk.
- 5.7 **Policy HE3** states that 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's buildings significance.
- 5.8 **Policy BTC5** seeks to safeguard views of landmark buildings. The former Co-op building, Wellington House, New Street is included within the list of landmark buildings.

National Planning Policy Framework

- 5.9 The NPPF sets a presumption in favour of sustainable development and a positive approach to planning as a means of supporting the country's economic and housing growth, whilst protecting the environment.
- 5.10 **Paragraph 8** of the NPPF advises that there are three overarching objectives to sustainable development – economic, social and environmental. It advises that these objectives are interdependent and should be pursued in mutually supportive ways. The three objectives are defined as follows:
 - a) **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and identifying and co-ordinating the provision of infrastructure;
 - b) **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.11 **Paragraph 130** states that planning policies and decisions should ensure that developments are (inter-alia) sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 5.12 **Paragraph 136** states that the quality and character of places can suffer when advertisements are poorly sited and designed. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts
- 5.13 **Paragraph 194** states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Supplementary Planning Guidance (SPD)

- 5.14 The Advertisements SPD is of relevance to the development proposals.
- 5.15 The SPD states that special consideration should be given to the location and design of signage or advertisements when they affect heritage assets or their setting. These assets include listed or historically important buildings, conservation areas, registered parks and gardens and scheduled ancient monuments. Signage design that is proportionate in size, of a sympathetic design, respectful of architectural detail, and located in a way that respects what is significant about the heritage asset are likely to be approved. Lighting of signage on historic buildings or in historic areas will require particular care and may not always be appropriate.

6. Heritage

- 6.1 The former Coop Jewellers Premises Building is Grade II Listed (listing ref: 1315040).
- 6.2 The listing description notes *“Dressed stone with ashlar dressings. Welsh slate roof. Free classical style. 3 storeys. 4 bays to Wellington Street, one corner bay, and 7 bays to Market Street. The ground floor is covered by applied materials (1970s) but is said to be intact behind. Entrance in corner bay, above which is a 1st and 2nd floor round oriel, with a 3-light mullioned and transomed window to each floor. The apron of the 1st floor window has the words ‘ESTABLISHED 1862’ in raised letters. The oriel is surmounted by a slender-conical slated spire with iron crest. The bays of the Wellington Street elevation have windows of 2, one and one lights in raised surrounds, the multiple-light windows being mullioned and transomed. Above the 3-light window, at 2nd floor is a double transomed 3-light window which rises above eaves level and is surmounted by a blind pedimented dormer with swept support and ball finials. The frieze between 1st- and 2nd- floor windows and extending into the corner bay reads, in raised letters ‘BARNSELEY BRITISH CO-OPERATIVE SOCIETY LIMITED’. Moulded cornice and parapet. The Market Street elevation is similar with bays of 1, 3, 12, 1, 3 and 1 lights. Again the 3-light transomed windows become double transomed windows at 2nd-floor level and are surmounted by blind pedimented dormers. To the far right is a contemporary wrought-iron gate to a cart entry. Built as offices, hall, reading room and central butchering department. Included for group value.*
- 6.3 The proposed signage is proportionate in size, of a sympathetic design, is respectful of the architectural detail, and located in a way that respects what is significant about the heritage asset. The advertisement can be removed from the building without causing any damage to the fabric of the listed building should the use change in the future. It is therefore considered that the proposed signage will have a negligible impact on the Wellington House as the signage is sympathetic in design and can be removed in the future in accordance with Local Plan Policies HE1 and HE3, Section 9 of the Advertisements SPD and paragraph 194 of the NPPF.
- 6.4 Details of the signage proposed is shown on plan 23438 Rev A submitted with the application for listed building consent.
- 6.5 Therefore, the proposed development will lead to a less than substantial harm to the significance of the asset.

7. Analysis

Principle of Development

- 7.1 This application for listed building consent seeks the erection of a non-illuminated sign (5.7m x 0.75m) at Wellington House. The signage relates to the use of the building as a Job Centre (which was granted planning permission in March 2021 ref: 2021/0183). The proposed signage has been carefully designed to be proportionate in size, of a sympathetic design, is respectful of the architectural detail of the building, and located in a way that respects what is significant about the heritage asset. The advertisement can be removed from the building without causing any damage to the fabric of the listed building should the use change in the future. As stated in Section 6 of this Statement the proposals should therefore have a negligible impact on the Grade II listed building. It is therefore considered that the principle of the proposed development is acceptable and that the proposals accord with Local Plan policies D1, HE1 and HE3, Paragraphs 130,136 and 194 of the NPPF and Section 9 of the Barnsley Advertisements SPD.

Amenity

- 7.2 The proposed development will be non-illuminated and will be situated over the door of the Job Centre. The proposals will have a negligible impact on amenity.

Highway Safety

- 7.3 The proposed signage will have a negligible impact on highway safety. It is designed to be visible primarily to pedestrians walking towards the building.

8. Summary

- 8.1 This Statement can be summarised as follows:
- 8.2 Listed building consent is sought for the erection of a non-illuminated sign (5.7m x 0.75m) at Wellington House.
- 8.3 The signage is sought in connection with the buildings use as a Job Centre.
- 8.4 The proposed signage will enable the Job Centre to be easily located.
- 8.5 The proposed signage has been carefully designed to be proportionate in size, of a sympathetic design, is respectful of architectural detail of the building, and is located in a way that respects what is significant about the heritage asset. The advertisement can be removed from the building without causing any damage to the fabric of the listed building should the use change in the future.
- 8.6 The proposed signage should therefore have a negligible impact on the Grade II listed building.
- 8.7 The application for listed building consent accords with an up-to-date development plan and it is therefore requested that the application be considered favourably and approved without delay.

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