

Application Reference Number:	2025/0332
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Application Type:	Variation of Condition(s).
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Proposal Description:	Variation of conditions 2 (Approved Plans) and 6 (Materials) relating to 2024/0896: Erection of single storey extension to the rear of existing building, installation of replacement cladding to all elevations of existing building, and external painting of existing handrails, balustrades and pebbledash banding (Amended Description).
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Location:	Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP.
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Applicant:	Mr Andrew Witcomb (Barnsley District General Hospital).
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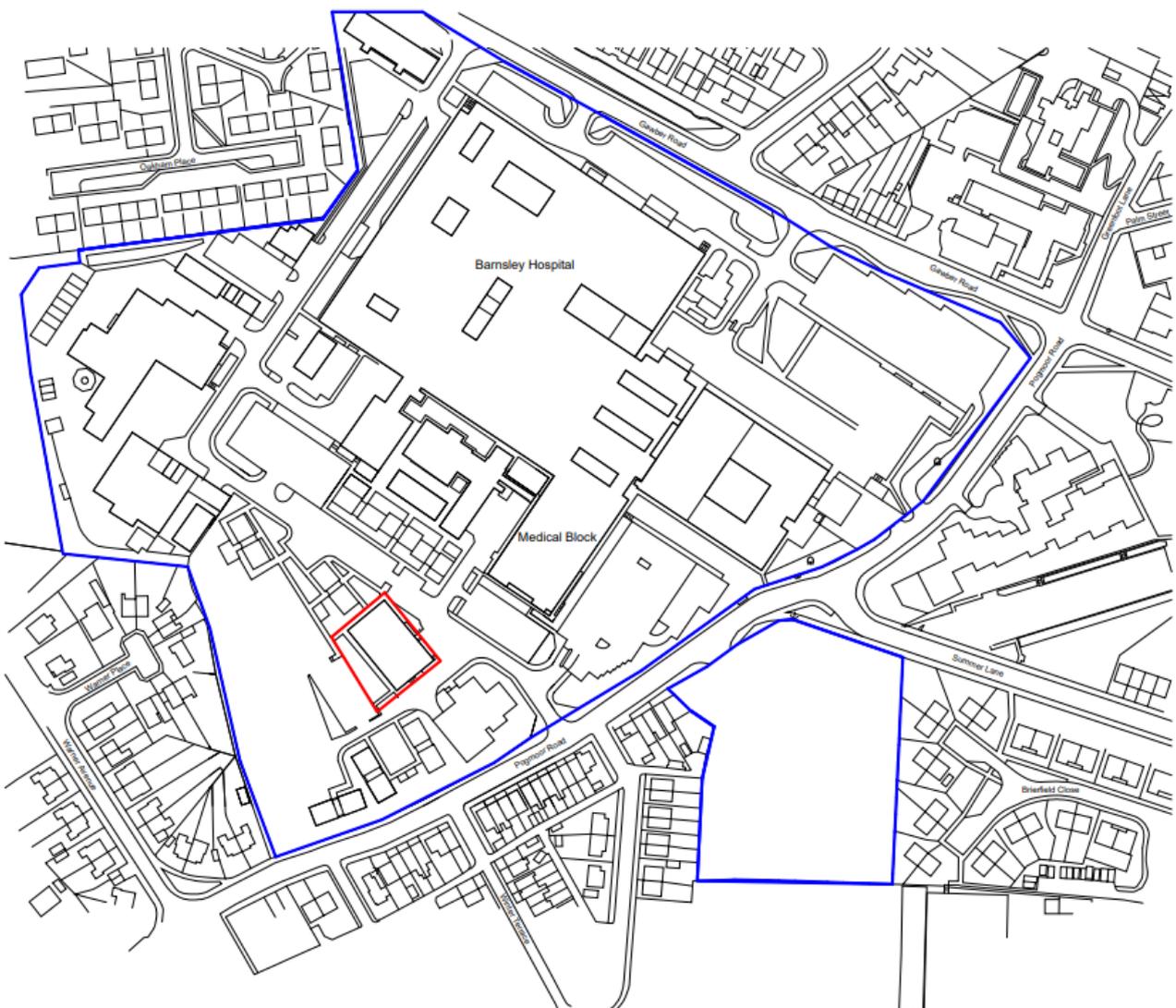
Third-party representations:	None.	Parish:	
		Ward:	Old Town.

Summary:
<p>This advertisement application has been submitted on behalf of the applicant and seeks planning permission for the variation of conditions 2 (Approved Plans) and 6 (Materials) relating to application 2024/0896.</p> <p>Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The Local Planning Authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of the application under Section 73.</p> <p>This application only seeks to amend the previously approved development through changes to external materials and the omission of some previously approved works to the external appearance of the existing building. Therefore, the assessment undertaken within application 2024/0896 concerning impact on highway safety, residential amenity, trees and biodiversity and geodiversity remains valid and unchanged. A new assessment concerning impact on visual amenity has been undertaken.</p> <p>The proposed changes would have no adverse impact on 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).</p> <p>Recommendation: APPROVE subject to conditions.</p>

Site Description

The development site is the Barnsley Hospital Education Centre which is located to the south-west of the wider Barnsley District General Hospital site. The hospital site itself is located on the outskirts of Barnsley Town Centre – approximately c.500m to the north-west of the Town Centre boundary and is in a mixed-use area with the Hospital buildings somewhat dominating the immediate skyline. There are two main entrances into the Hospital, from Gawber Road to the north, and from Pogmoor Road to the east and south. There are several associated car parks within the main boundary of the Hospital complex – as well as a car park on the opposite side (south) of Pogmoor Road which falls within the blue line boundary but is separated by Pogmoor Road. The hospital has been extensively expanded over the years.

The Barnsley Hospital Education Centre building itself is a two-storey, flat roofed detached building constructed of brick and concrete. The first floor is part recessed on the buildings' north-east facing elevation, and the building features existing light, grey-coloured cladding above its entrance and beside most windows on all elevations. The building is bounded by car parking on all sides with a small area of grass with trees to the north-west and south-east separating the building and the car parking to the south-west.



Planning History

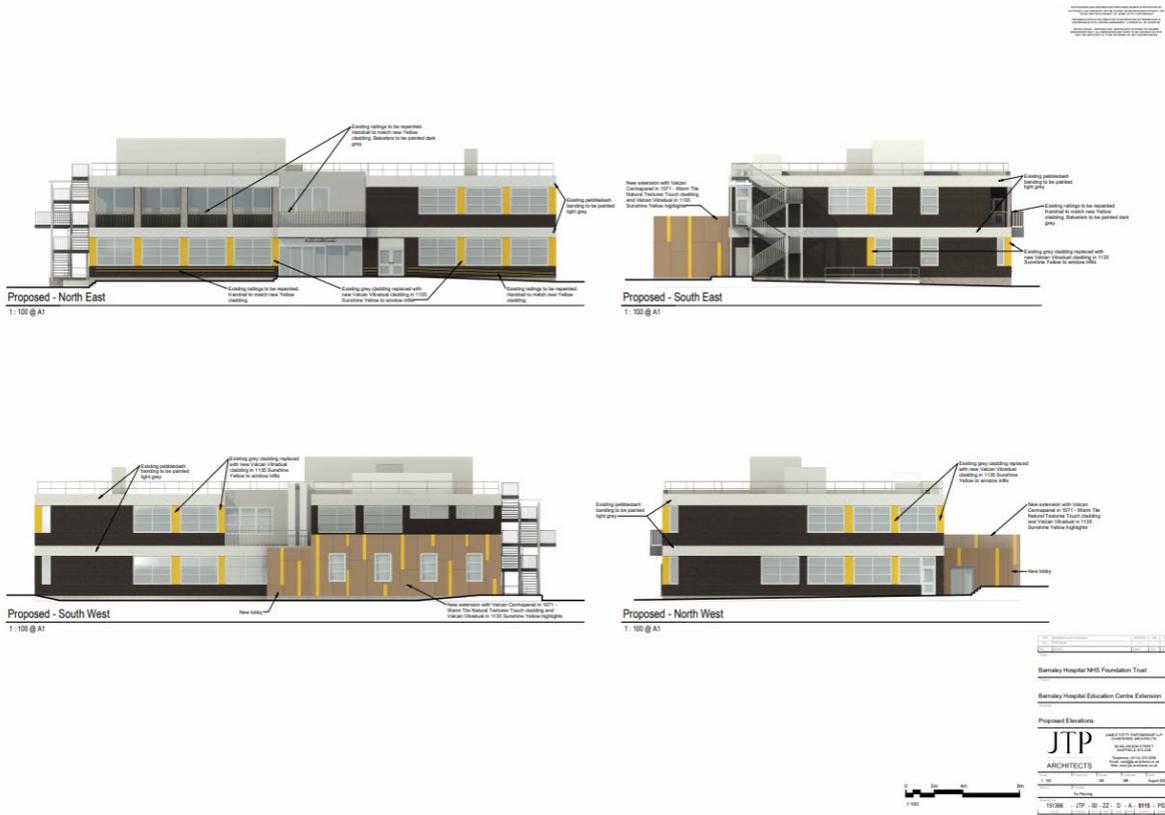
There are several planning applications associated with the development site. However, the most relevant application is:

Application Reference	Description	Status
2024/0896	Erection of single storey extension to the rear of existing building, installation of replacement cladding to all elevations of existing building, and external painting of existing handrails, balustrades and pebbledash banding (Amended Description).	Approved.
2025/0167	Discharge of Condition 4 (CMS) of application 2024/0896 - Erection of single storey extension to the rear of existing building, installation of replacement cladding to all elevations of existing building, and external painting of existing handrails, balustrades and pebbledash banding.	Approved.

Proposed Development

The applicant is seeking planning permission for the variation of conditions 2 (Approved Plans) and 6 (Materials) relating to application 2024/0896. Proposed changes to the approved scheme include: the replacement of the existing first-floor entrance cladding on the north-east elevation of the existing building with new Trespa Meteon cladding panels in Zinc Yellow; the existing grey cladding panels on all elevations of the existing building to be retained; existing pebbledash banding on the existing building to be retained as existing; and the Valcan cladding to the proposed extension omitted and replaced with Webersil TF rendering in Portobello. The proposal also shows new signage which will need to be considered as part of a separate application for advertisement consent.

2024/0896 (Approved):



2025/0332 (Proposed):



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 following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy I2: Educational and Community Facilities.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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 8: Promoting health and safe communities.*

Paragraph 101. To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

- *Section 9: Promoting sustainable travel.*

Paragraph 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the

road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- Section 12: Achieving well designed places.

Paragraph 139. 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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

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:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Biodiversity and geodiversity (Adopted March 2024).*
- *Trees and hedgerows (Adopted May 2019).*
- *Parking (November 2019).*

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

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended). A site notice was placed nearby, expiring 24th May 2025, and the application has been advertised on the Council website. No representations have been received.

No statutory or non-statutory consultees were consulted on this application.

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

The Local Planning Authority (LPA) will support proposals for the provision of schools, educational facilities and other community facilities where they are located centrally to the communities that they serve and in places where they will be accessible by walking, cycling and public transport.

Extensions to non-domestic buildings are acceptable in principle if proposals would not significantly adversely affect residential amenity and highway safety, and where satisfactory standards of design are achieved.

The Education Centre is used in the training of Hospital staff and holds an on-site library with training literature and facilities which are made available to all staff, students on placement at the Trust, and volunteers. There are also lecture theatres, staff offices and training rooms. The proposed extension would add an extra lecture theatre space, whilst also expanding the existing lecture hall, and allowing the space to be used multi-functionally. The proposal would therefore comply with Local Plan Policy I2, and the principle of development is considered acceptable.

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The Local Planning Authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of the application under Section 73.

This application seeks approval for the variation of conditions 2 (Approved Plans) and 6 (Materials) relating to application 2024/0896. This application only seeks to amend the previously approved development through changes to external materials and the omission of some previously approved works to the external appearance of the existing building. Therefore, the assessment undertaken within application 2024/0896 concerning impact on highway safety, residential amenity, trees and biodiversity and geodiversity remains valid and unchanged. A new assessment concerning impact on visual amenity will be undertaken.

Impact on Visual Amenity

The application building is set back from Pogmoor Road within the Hospital site and heavily screened by other buildings and trees to the south. Whilst the existing building is visible from the surrounding public realm, views are limited to the Hospital site entrance off Pogmoor Road, and the building itself is not an overtly prominent or dominant feature within the street scene.

The proposed changes to the previously approved scheme will include the retention of existing grey cladding panels on all elevations of the existing building, and pebbledash banding, which form part of the building's existing character. The proposed extension would be finished in a Portobello colour render instead of Valcan cladding, which would achieve a relatively neutral appearance within the surrounding context. The proposed Zinc Yellow cladding to the first-floor part of the entrance on the north-east elevation of the building would replace existing, grey-coloured cladding. The new cladding would not appear brash or visually jarring within the surrounding context and will provide an element of interest and contrast to the external appearance of the building. Existing handrails would also be painted yellow, and the balustrades would be painted dark grey. Overall, the proposed changes will provide some improvement to the external appearance of the existing building whilst harmonizing with its existing individual character and the character of the surrounding area.

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

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

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 and planning permission 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.