



PLANNING CONSULTATION RESPONSE

Application No	2026/0397 & 0368
Proposal	2026 0397 & 0368 Variation of Condition 2 LBC & PP of 2025 0244& 0161 Mixed Use Scheme Penistone Coal Drops Regency House Land at St Mary's House St Mary's Street Penistone
Address	Penistone Coal Drops Regency House Land at St Mary's House St Mary's Street Penistone
Date of Consultation Reply	290726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): 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 para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

This application seeks to vary the previously approved scheme for the renovation and redevelopment of the listed Coal Drops and the unlisted Regency House, formerly the signal house, together with the comprehensive redevelopment of the cleared land to the rear / west of the site. The current submission proposes a range of design and material amendments focused principally on the light industrial buildings at the western end of the site. This includes both the detached unit and the unit attached to the office accommodation. The works already approved to the Coal Drops and Regency House remain unchanged. The previously approved scheme was developed following extensive negotiation over several months, including detailed discussion around the design approach, built form, architectural detailing and materials. I considered that the approved scheme achieved an appropriate balance between the conservation of the listed Coal Drops and Regency House and the redevelopment of the cleared part of the site. Importantly, the new office accommodation and employment unit's further west were carefully designed to respond positively to the conservation area, the setting of the listed building and the setting of the Trans Pennine Trail.



In relation to the proposed amendments, I understand that these are in response to viability considerations associated with the approved scheme. In summary, the principal changes are:

- The design of the industrial units, which has been substantially simplified;
- Amendments to the design of the office building, specifically the easternmost element which bookends the unit with the hipped roof. This element is now more traditional in appearance, using stone, slate, and a more traditional sash window design, rather than the previously approved contemporary approach;
- The design of the flat-roofed linking elements, which are now proposed wholly in stone, where previously they incorporated a combination of stone and glazing;
- Changes to the cladding materials proposed for the upper levels of both the office block and the industrial units above the stone and brick plinth;
- A change in brick choice from buff brick to a red lbstock brick.

By way of context, my primary focus remains the listed Coal Drops, Regency House and the development at the eastern end of the site, which is unchanged by these amendments. As previously noted, this is a sensitive and prominent location, with the eastern part of the site close to an important gateway into Penistone. The principle of the pavilion building above the Coal Drops was established in 2013 and, in my view, continues to work well in this location and setting. The repair and adaptation of the Coal Drops and Regency House would clearly represent a significant heritage benefit within the overall development. However, I am disappointed that the design of the industrial units has been simplified to such a degree. While the unit at the western end of the site lies outside the conservation area, the whole of the office building and its attached light industrial unit fall within it. In particular, I feel that the unit attached to the office building now lacks the design quality and architectural articulation of the approved scheme and lessens the quality of the office building overall. The detached industrial unit at the western end of the site is similarly reduced in quality when compared with the approved proposals. Taken together, the revised forms of the industrial units, the introduction the amended cladding material in place of standing seam zinc, and (potentially) the red brick plinths result in a less successful overall appearance. As such I feel this no longer complements the conservation area or the setting of the listed building to the same extent as the approved scheme. I acknowledge that a degree of value engineering may be necessary to help secure delivery of the development as a whole. I am also mindful that the safeguarding and conservation of the Coal Drops and Regency House, together with improving the overall appearance of this prominent gateway site, remain important objectives. That said, I'd suggest that design changes to the industrial buildings should be looked at to make them appear less visually jarring and more in keeping with the setting of the conservation area. In any event, I am sure the materials could be improved upon to better harmonise the appearance of the industrial units with the rest of the development and the wider setting.

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required:</u>		



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