

2024/0815

Barnsley Metropolitan Borough Council

Building 20B, Elsecar Heritage Centre, Wath Road, Elsecar, Barnsley, S74 8HJ

Replace existing roof with a new insulated metal roof and install new rainwater goods

This application has been made by a Council employee and relates to a Council owned building. The delegation scheme is clear that applications submitted on behalf of the Council for its own development may not be dealt with under delegated powers before members have had an opportunity to determine whether they wish to call in the application to Planning Regulatory Board, or to agree to delegate the decision to the Head of Planning.

Site Description

Elsecar was transformed in the late 18th and 19th centuries into a centre of ironmaking and coalmining under the patronage of the Earls Fitzwilliam. Workshops were established at Elsecar to serve the various industries hosted by the Fitzwilliam estate. Following closure of the last coalmine in 1984, the workshops are now owned by Barnsley Metropolitan Borough Council who purchased them from British Coal in 1988. The site was re-opened in the early 1990s as the Elsecar Heritage Centre. This application relates to building 20B within Elsecar Heritage centre. Building 20B is single storey, constructed of brick with a corrugated asbestos roof, it is currently vacant. The roof is pitched with a back gutter, alongside the gable to building 20A which is currently subject to refurbishment as granted by listed building consent application 2023/1045. Building 20A and building 21 are Grade II* listed and was a former iron works rolling mill. The buildings are used as an events space.

Planning History

B/77/1798/HN - Erection of an electrical sub-station (Historic)

B/82/1700/HN - Use of land for storage of coal mining face supports (Historic)

B/91/1492/HN - Use of buildings and site for a heritage/tourism centre, including craft workshops and offices (Historic)

B/91/1556/HN/C - Conservation area consent granted by the Department of the Environment for the demolition of sections of buildings 17 and 22 (Historic)

B/91/1557/HN/LB - Planning permission granted by the Department of the Environment on appeal for the demolition of the unlisted sections of buildings 17 and 22 (Historic)

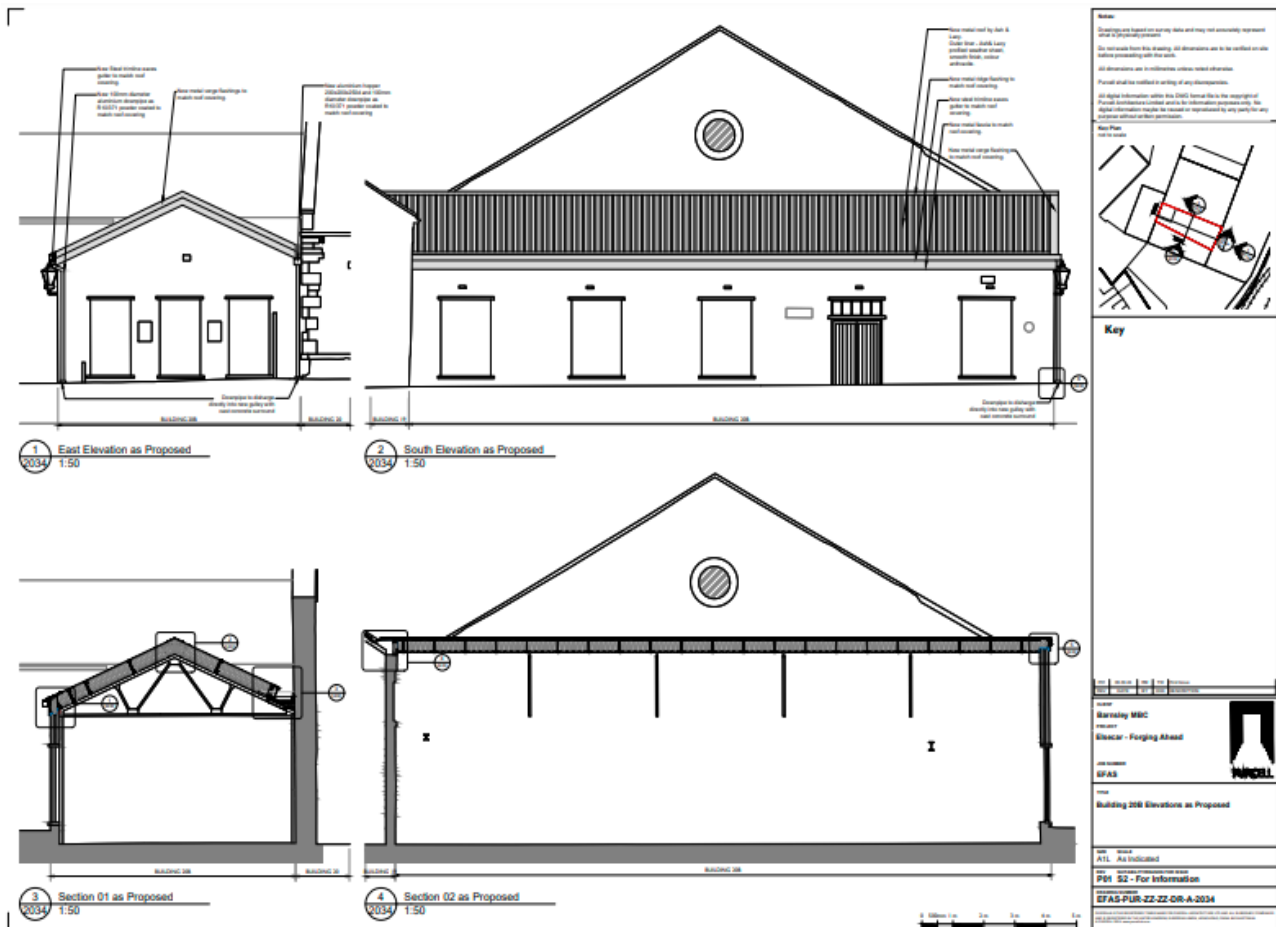
B/91/1580/HN/LA - Planning permission granted by the Secretary of State for the Environment for the demolition of the gable to building 14A (Historic)

B/97/0656/HN/LB - Display of 20 wooden hanging signs (Historic)

2022/0441 - Installation of internal and external wifi access points and associated network equipment cabinets in various locations (Visitor Centre, Buildings 2, 11, 21, 22, the Antiques Centre, existing bridge links) (Approved with Conditions)

2023/1045 - Comprehensive refurbishment of Building 13, Building 20 and Building 21, and development of the public realm (Listed Building Consent) (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the removal of the roof covering to Building 20B, including the asbestos roof sheeting, insulation, ceiling boards, flashings, gutters, ventilators and rooflights. It is proposed to reinstate the roof with an insulated metal roof and replace the rainwater goods.

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 on 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 Allocation – Urban Fabric / Elsecar Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy Poll1: Pollution Control – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant sections include:

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment

Consultations

The LPA's Biodiversity Officer was consulted and raised no objections.

The LPA's Conservation Officer was consulted and raised no objections subject to conditions.

Historic England were consulted and raised no objections.

Hoyland Milton Ward Councillors were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted, and a press notice issued, no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on biodiversity

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

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification.

In terms of this specific proposal, the principle of improving the fabric of the building by replacing its roof allowing it to be weathertight and facilitating its maintenance will enable the building to not be vacant in the future. This will hopefully provide a sustainable future for the Heritage Centre. The potential impact of the proposal will be fully assessed under the headings below.

Impact Upon Heritage Assets and Visual Amenity

The LPA's Conservation Officer has raised no objections to the proposal. The proposal is relatively minor and designed to be coherent with the adjacent listed buildings. The colour palette will be imposed via conditions from discussions with the Conservation Officer. The proposal will improve the appearance of the building and be a benefit to the visual amenity of the cluster of buildings and the wider Heritage Centre. This weighs significantly in favour of the proposal.

Residential Amenity

The closest residential properties are a fair distance away from the building (approximately 27 metres) and therefore they will not be significantly affected by the proposal. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Impact Upon Biodiversity

The provided bat survey detected no signs of roosting bats and concludes that the building still has negligible potential to support roosting bats. On this basis, no further survey to assess the presence/absence of roosting bats is required and no adverse impact upon roosting bats is anticipated as a result of the proposed works.

The letter report set out that although no evidence of roosting has been found and likely absence of roosting has been concluded, it must be noted that bats frequently move between roost sites, can be very casual in their choice of roosting location, and can turn up unexpectedly at any time. On this basis the applicant should always be mindful of bats as a potential constraint and have a protocol in place should any bats be seen or suspected during works: works should stop, a suitably licensed ecologist consulted, and their advice followed. This weighs moderately in favour of the proposal.

Highway Safety

There will be no impact upon highway safety. This weighs moderately in favour of the proposal.

Conclusion

Having balanced all material planning considerations, and with no objections have been received in respect to the proposal. The proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon heritage assets, biodiversity or highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions