

Application Reference: 2025/0527

Site Address: The Garrison, Hanson Street, Barnsley, S70 2AZ

Introduction: *Signage installation on pub facade (Retrospective) (Listed Building Consent)*

Relevant Site Characteristics

The application relates to a Public House within the Regent Street, Church Street and Market Hill Conservation Area and is a grade II listed building. The property was historically a linen warehouse but has currently and in recent history been used as a public house. The building is constructed from tooled stone along with a 20th-century asbestos roof.

Planning History

Application Reference	Description	Decision
B/83/1827/BA	Change of use of former shop/warehouse into restaurant	Permission Granted
B/96/0856/BA	Partial demolition and rebuilding of premises to form public house/restaurant.	Permission Granted
B/98/0466/BA	Conversion of buildings to cafe/bar, shops, offices and workshops and formation of covered courtyard.	Permission Granted
B/98/0483/BA/LB	Conversion of buildings to cafe/bar, shops, offices and workshops and formation of covered courtyard (Listed Building)	Consent Granted

Detailed description of Proposed Works

The applicant is seeking permission to instal pub façade signage to the south elevation. The proposed sign is approximately 2.8 metres in height and has an approximate projection of 0.4 metre. The proposal is a white coloured hanging sign with the name of the pub ‘The Garrison’ detailed to both sides of the sign in black font.



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 – The Lanes Town Centre District, Primary Shopping Area, Conservation Area (Regent Street, Church Street and Market Hill)

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 – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

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 TC1: Town Centres – New retail and town centre development will be directed to centres to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

Policy BTC1: The daytime and evening economies – We will work with developers and operators to diversify the daytime and evening economies (particularly early evening) Preference will be given to pubs, clubs, restaurants, cafés and nighttime entertainment uses.

Policy BTC20: The Lanes District – All new development within the Lanes District must have an active frontage at ground floor level. The following uses will normally be allowed at ground floor level: shops, financial and professional services, food and drink for example restaurants, cafés and bars, and non-residential institutions including museums, art galleries and exhibition space. New development must conserve or enhance the specialist nature of this area by being of a size, scale, quality and design appropriate to the character of the area.

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 policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“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”*.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice for Listed Building Consent and for the conservation area was advertised on the 24th June 2025 with a consultation expiry date of the 15th July 2025.

One representation has been made outlining no issues with the proposal however did question a lack of consultation for other planning applications in the area or possible unauthorised works, not relevant to this application. This has been reported to planning enforcement.

Local Councillors – No Comments Received

Conservation Officer – No Objection

Historic England – No Comment

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

The building is Grade II listed. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided

that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building Conservation Area and Visual Amenity

The site sits within a Conservation Area and is also a listed building, as such, paragraph 205 of the NPPF requires Local Planning Authorities to identify and take into account heritage significance including the setting and the effect of a proposal. Great weight is given to an asset's conservation, irrespective of the degree of harm. Any harm to or loss of significance will require clear justification.

In line with the consultation response from the LPA's Conservation Officer it is agreed that the installed hanging sign poses no harm to the significance of the listed building or conservation area.

The proposal does not negatively affect the impact of the listed building, nor the visual amenity of the surrounding area. The proposed colour scheme of white with black font reflects the existing historic street signage of 'George Yard' and 'Hanson Street' located on the south and east elevations respectively. The signage is modestly projected and is elevated to a position of prominence whilst remaining in keeping with the features of the property. The proposal should ensure installation affects the joints between the stone which can be fixed rather than the stone itself in order to prevent unsightly hole filling in the future. As such a condition will be added to protect the frontage for the future.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such, this weighs substantially in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies 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 the 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 objections, 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.