2023/0951

Mr Lewis Leddie

Fitzwilliam Lodge, 72 Fitzwilliam Street, Elsecar, Barnsley, S74 8EZ

External alterations to replace existing timber guttering to the rear extension with heritage profile aluminium gutters, conservation repairs to deteriorated materials and fenestration and removal of existing rear concrete path with a permeable surface with a French drain installed beneath (Listed Building Consent)

Site Description

Fitzwilliam Lodge is a Grade II Listed Building located in the Elsecar Conservation Area that was constructed in 1853. Fitzwilliam Lodge has now been converted into residential units; it was derelict for a period before being restored in 1982. The building is constructed of parallel punched dressed sandstone, with string course, sill course and cornice and a Welsh slate roof. The main building is three storeys above a basement and the rear wing is two storeys, with a single storey central link.

Planning History

B/80/0569/LB/HN - Conversion of hostel to 14 flats including demolition of link corridor

Proposed Development





The applicant is seeking approval for external alterations to replace the existing timber guttering to the rear extension with heritage profile aluminium gutters, conservation repairs to deteriorated materials and fenestration and removal of the existing rear concrete path with a permeable surface with a French drain to be installed beneath.

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 – 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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations.

The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 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 139 states *"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 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, no comments were received. Additionally, a site notice was put up on site and press notice issued.

Assessment

Principle of Development

The site falls within urban fabric with no specific land allocation; however, the surrounding area is made up principally of housing. Alterations are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety. In addition to not being impactful to the Elsecar Conservation Area and the listed status of the building.

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. The building has been listed in recognition of its special architectural and historical significance. 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

In line with the consultation response from the LPA's Conservation Officer it is agreed that given the limited scope of the works the proposal is acceptable. 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.

Visual Amenity and Impact upon Conservation Area

It is considered that the proposals will not harm the external appearance of the listed building or the visual amenity of the surrounding area and the Elsecar conservation area. The proposal is considered acceptable in terms of visual amenity and its impact upon the conservation area.

Residential Amenity

There will be no detrimental impact upon residential amenity from the proposed alterations.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions