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2024/0476

**Barnsley Metropolitan Borough Council**

**Penistone Paramount Cinema, Shrewsbury Road, Penistone, Sheffield, S36 6DY**

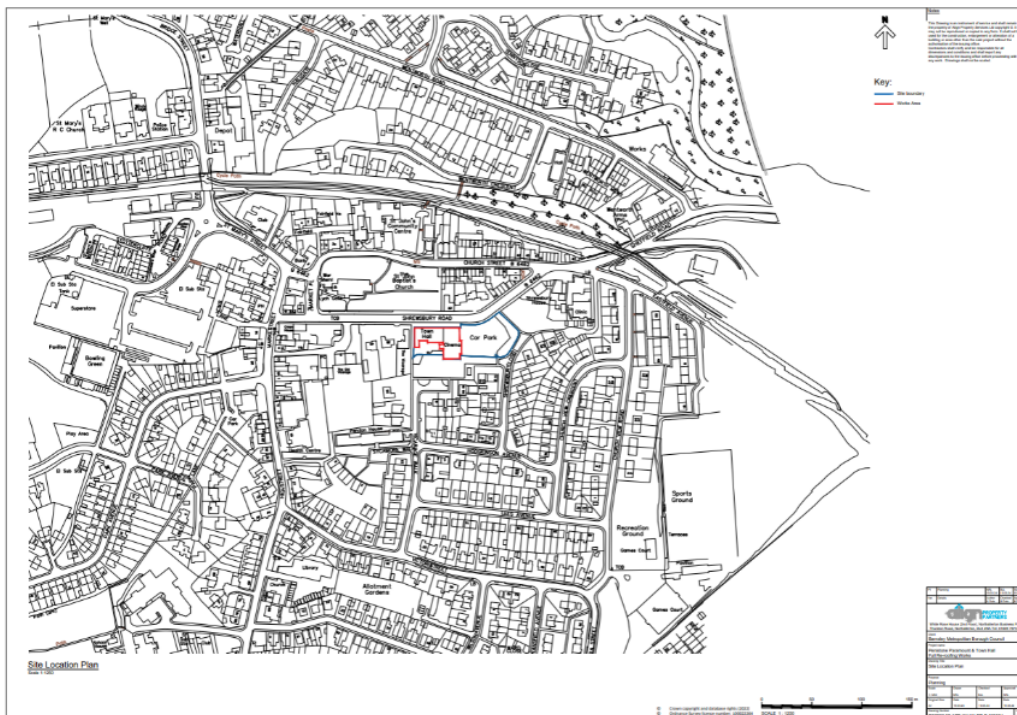
**Re-roofing of all existing pitched and flat roof coverings, replacement of 3no. windows and removal of existing roof cowls.**

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This application is being brought before members as it has been submitted by the Council.

**Site Description**

Penistone Paramount Cinema is set within the Penistone Conservation Area, off Shrewsbury Road, within the District Centre of Penistone. The building is multi-functional adjoining the Penistone Town Hall, with Council services, the Council Chamber for Council meetings, leased office space and ancillary spaces. The first floor of the building is used as the local Masonic Lodge, which is access via the main corridor within the building. There is an adjoining two-storey building which was the former caretaker's accommodation, but this has been converted to business use and is currently leased. A public car park is set to the east of the site.



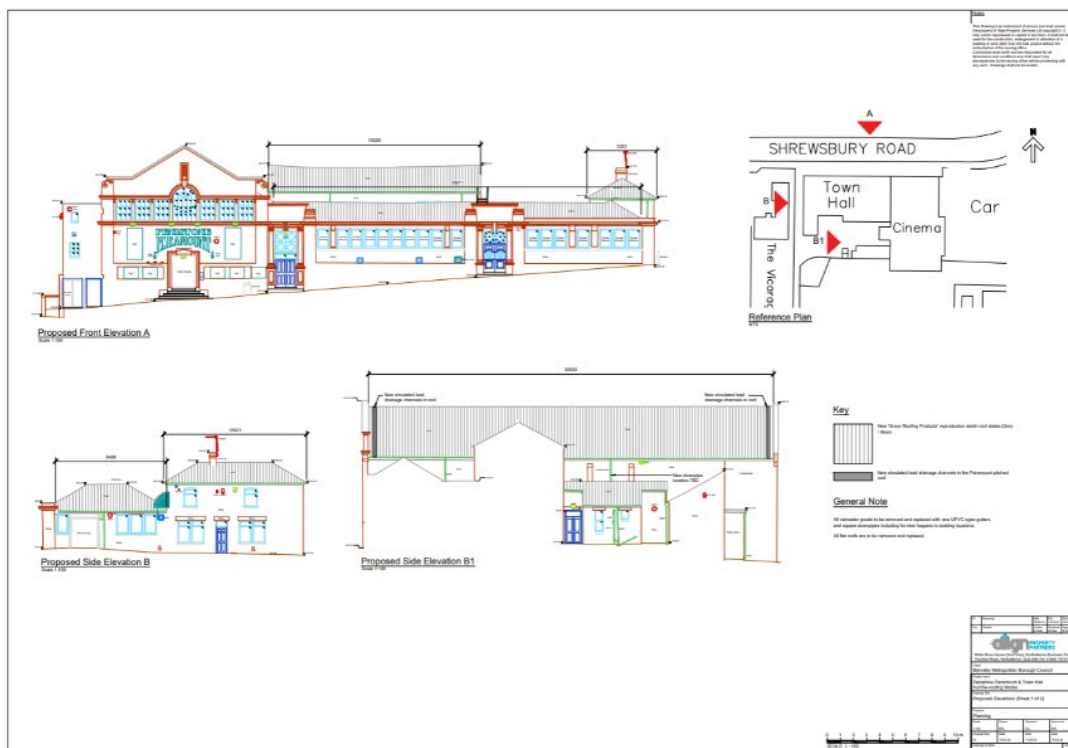
## Planning History

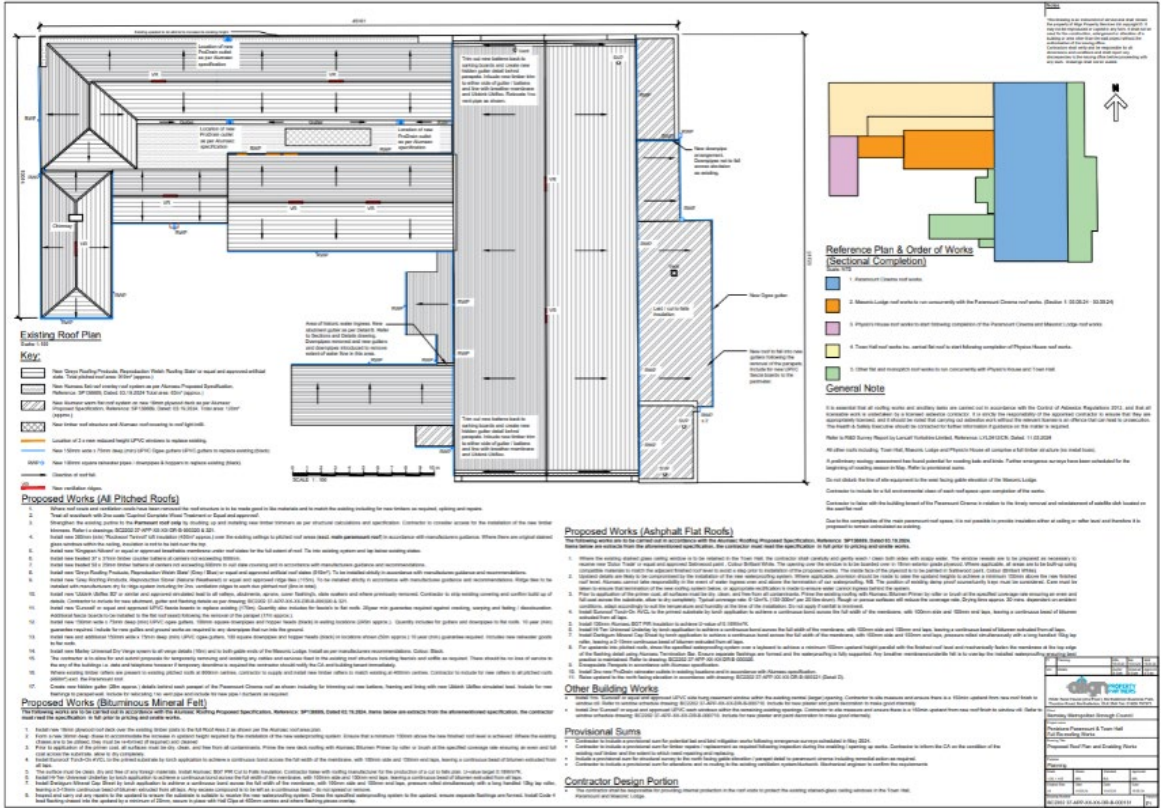
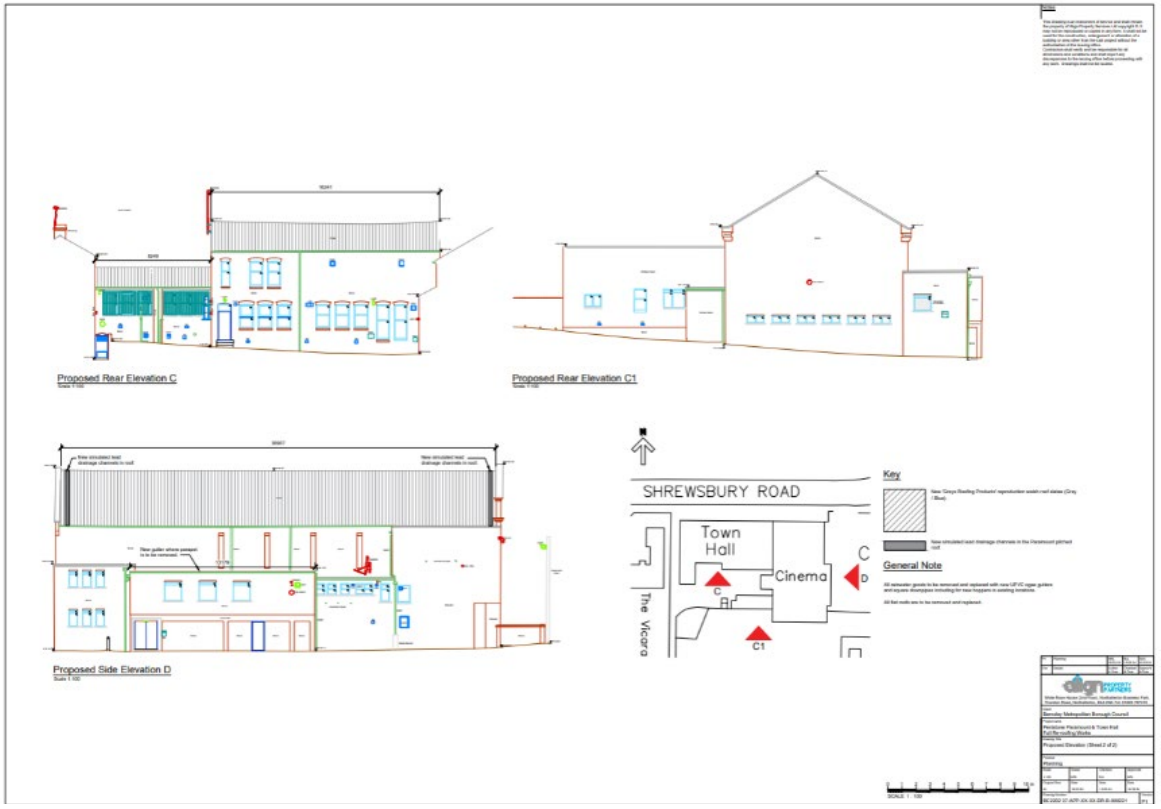
There is an extensive history associated with the application site. The most recent applications are:

1. 2017/0655 – Change of use from Office (B1) to Fitness Suite (D2). – Approved.
2. 2021/1658 – Conversion of some of the office space to allow for a new small cinema room with adjacent bar; cafe/community room space; kitchen; exhibition space; reconfigured toilet facilities; retained Council Chambers and an office; improved accessibility with modified internal steps to allow for 2 new platform lifts, to create a mixed-use building. Externally, new steps and a ramp to one of the existing doors to provide a central main entrance to the building. – Approved.

## Proposed Development

The applicant is seeking full planning permission for the re-roofing of all existing pitched and flat roof coverings, the replacement of rainwater goods, the replacement of 3no. windows and the removal of existing roof cowls to the Paramount Cinema, Town Hall, Masons Lodge and Physio House building.





<p><b>General Note</b></p> <p>All cladding panels to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p> <p>All roof works to be removed and replaced.</p>	
<p><b>Key</b></p> <p>New Cladding (Asph/Flt) replacement roof work (Dry) (Dry)</p> <p>New cladding (Asph/Flt) drainage channel in the Department garden</p>	
<p><b>General Note</b></p> <p>All cladding panels to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p> <p>All roof works to be removed and replaced.</p>	
<p><b>Reference Plan &amp; Order of Works (Section Completion)</b></p> <p>1. Cladding Removal</p> <p>2. Asphalt/Flt roof works to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p> <p>3. Gutter works to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p> <p>4. Floor works to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p>	
<p><b>General Note</b></p> <p>All cladding panels to be removed and replaced with new UPVC door frames and window cladding in accordance with the Building Regulations 2010.</p> <p>All roof works to be removed and replaced.</p>	
<p><b>Other Building Works</b></p> <p>1. New Cladding (Asph/Flt) replacement roof work (Dry) (Dry)</p> <p>2. New cladding (Asph/Flt) drainage channel in the Department garden</p>	
<p><b>Provisional Sums</b></p> <p>1. New Cladding (Asph/Flt) replacement roof work (Dry) (Dry)</p> <p>2. New cladding (Asph/Flt) drainage channel in the Department garden</p>	
<p><b>Contractor Design Portion</b></p> <p>1. New Cladding (Asph/Flt) replacement roof work (Dry) (Dry)</p> <p>2. New cladding (Asph/Flt) drainage channel in the Department garden</p>	

## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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 application site is set within a District Centre as allocated within the adopted Local Plan and is also set within the Penistone Conservation Area. The Penistone Neighbourhood Development Plan identifies the application property as a non-designated local heritage asset.

Penistone is one of the smaller district centres. Penistone is a historic market town which has its main retail and service offer concentrated on Market Street which is further enhanced by the new Market Hall and Tesco supermarket. The overall vitality and viability are much better than average. Penistone has many strengths including the availability of pubs, cafes and restaurants, the market, the availability of food shopping, the evidence of recent investment by retailers, the very low vacancy rates, good pedestrian flow and public transport access, a feeling of security and high quality of the open spaces and landscaping. Aims for the future of Penistone are to improve the availability of leisure, cultural and entertainment activities, and to improve car parking and movement for pedestrians, cyclists and the disabled. Since the potential for expansion in Penistone has already taken place with the recent Tesco supermarket, the strategic direction for Penistone is to intensify within its existing boundaries.

The following Penistone Neighbourhood Development Plan policies are relevant:

- ***Policy BE1: Design of the built environment.***
- ***Policy BE2: Protection and enhancement of local heritage assets.***

The following Local Plan policies are also relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***Residential Amenity and the Siting of Buildings.***
- ***Heritage Impact Statements.***
- ***Parking.***

## 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 and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

## Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

## Other Material Considerations

- ***Penistone Neighbourhood Development Plan.***

## **Consultations**

Local Ward Councillors – One response received in support of the application.

Penistone Town Council – No response.

Conservation Officer – No objection.

## **Representations**

Neighbour notification letters were sent to surrounding properties and the application was advertised by a site notice and press notice, expiring 26<sup>th</sup> July 2024. No representations were received.

## **Assessment**

### Principle of Development

Penistone Paramount Cinema is within the District Centre of Penistone and the Peniston Town Centre Conservation Area. Penistone Paramount Cinema is also identified as a non-designated local heritage asset.

The Penistone Neighbourhood Development Plan sets out a vision statement which states that 'our well conserved town will be a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population'. In order to realise this vision, an objective has been developed which aims to conserve the town's heritage, architecture, designated and non-designated historic features and to help design new development so that it 'fits' with the existing vernacular and built form. Any new development should be located and designed in such a way as to cause the least disruption to the place as it currently exists.

The proposal seeks to replace existing roof coverings, rainwater goods and 3no. windows that have received a number of repairs over the years following numerous and ongoing internal leaks. The roof coverings have now reached the end of their useful life and require replacement to ensure the longevity and useability of the building which would reflect the aims set out in the adopted Local Plan and the Penistone Neighbourhood Development Plan for the future of Penistone. The proposal must also demonstrate that it would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, including Penistone's heritage, architecture and designated and non-designated historic features, and must demonstrate that it would not result, directly or indirectly, in an increase in noise or other pollution which could unacceptably affect or cause nuisance to the natural and built environment or to people.

### Design, Heritage and Visual Amenity

Penistone Paramount Cinema is located within the Penistone Conservation Area and is identified as a non-designated local heritage asset. The building is a key building in this part of the conservation area and is both highly visible and historically significant. The building is home to the Paramount Cinema, Town Hall, Masons Lodge and Physio House and was originally (in part) a Carnegie library. The building has evident historic and architectural merit.

The proposal seeks to replace existing roof coverings, rainwater goods and 3no. windows that have received a number of repairs over the years following numerous and ongoing internal leaks. The roof coverings have now reached the end of their useful life and require replacement. In addition, there is also a need for the four cowl vents on the ridges to be removed. Whilst it is acknowledged that the cowls offer a unique feature to the roof and are somewhat characteristic of buildings of a similar age, they are largely functional elements with minimal aesthetical significance. The cowls are considered weak spots on the roof that require ongoing maintenance and are likely to fail again in the future if retained. They are also considered impractical to the proposed roof system. The loss of the cowls is considered relatively minor when considering the scheme as a whole. The replacement of the existing asbestos cement tiles with an artificial Welsh slate covering is considered to appear far superior and more sympathetic to the conservation area and would be more reflective of the presumed original character of the building.

The removal of 3no. existing sash timber clerestory lights and the installation of replacement UPVC windows is considered acceptable as these are not visible from the public realm.

The flat roofed areas are of very low significance with a negligible contribution to the conservation area. The proposed replacement covering would essentially be like-for-like in terms of appearance and is therefore considered acceptable.

Overall, the proposal would result in minor changes to the appearance of the roof and the removal of existing ventilation cowls. The replacement roof covering to pitched roof areas would likely provide a net gain to the appearance of the conservation area. The Conservation Officer has been involved with the proposal since pre-application stage and was consulted on this application. No objections were raised.

The proposal is therefore considered to conserve and enhance the character or appearance of the building and the significance and setting of the building as a non-designated local heritage asset within the Penistone Conservation Area, in accordance with adopted Local Plan and Neighbourhood Development Plan policies.

The proposal is considered to conserve or enhance the character or appearance of the building in accordance with Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Residential Amenity

The proposed works could cause some nuisance and disturbance to people who live and work in the surrounding area. Whilst some noise, dust or other pollution should generally be expected from development related activities, these would be temporary. In addition, a condition will be attached to any forthcoming decision to control the hours of development related activities to limit the extent of any likely impact.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

#### Highway Safety

The proposal would not impede or result in the loss of existing parking arrangements and would not result in a requirement to provide additional spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**