

Heritage Statement

Change of use of vacant chapel (Use Class F1) to self-storage (Use Class B8)



Former Wesleyan Church, Hoyland Road, Hoyland Common

Prepared by: Elizabeth Maw BA(Hons) DipTP MRTPI

January 2026

Introduction

The application site is the Wesleyan Church at Hoyland Common. The building is not listed or within a Conservation Area, but the Council's Conservation Officer considers the building to be of local heritage interest and has a degree of architectural, historic, and communal value. The Conservation Officer has therefore asked for a heritage statement to consider the impact of the change of use on the building.

Relevant Policy

In accordance with paragraph 216 of the National Planning Policy Framework (NPPF) "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Paragraph 039 of Planning Practice Guidance (last revised 23.07.2019) provides the following definition of a non-designated heritage asset:

What are non-designated heritage assets?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Paragraph: 039 Reference ID: 18a-039-20190723

In addition, to the above heritage policy and guidance, paragraph 135(c) of the NPPF requires developments to be sympathetic to local character and history.

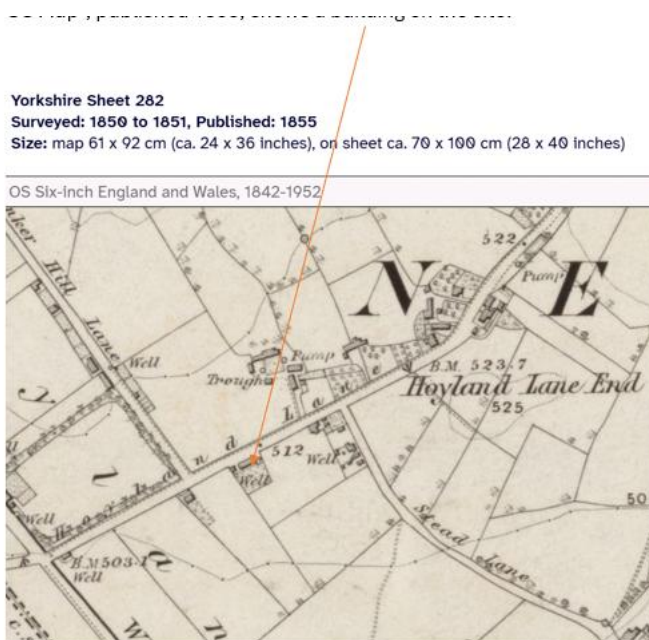
Local Policy is set out in the Barnsley Local Plan. This includes Policy HE1(c), which aims to support proposals "which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm".

Site and History

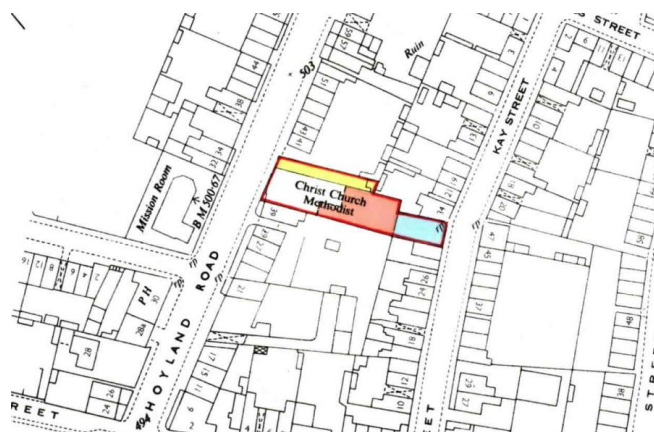
The building subject of the change of use is the former Wesleyan Chapel, Hoyland Road, Hoyland Common. According to OS maps, land registry titles and online research, a chapel stood on the site from 1861. The existing chapel was a re-build in 1894.¹ The front of the building includes an engraving which states that it was rebuilt in 1894. The original building faced onto Hoyland Road and an extension to the rear was built by the 1930s.

The building is a prominent building, facing onto Hoyland Common and it is agreed that the building has historical and architectural significance to the local area.

OS Map², published 1855, shows a building on the site:



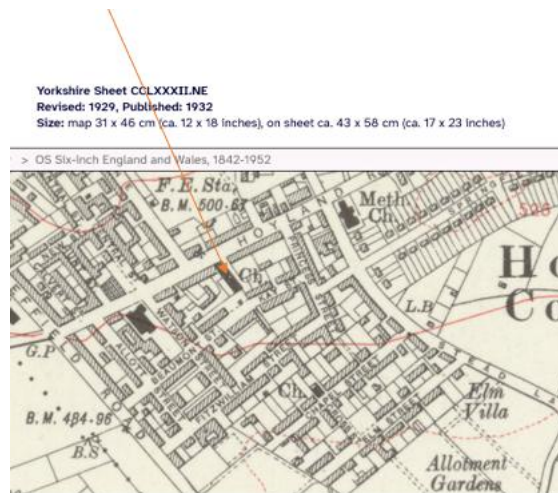
The title plan shows the footprint of the original building (white) and the land for building an extension (pink)



¹ [The Churches of Britain and Ireland - Hoyland](#)

² National Library of Scotland

OS Map³, published 1932, shows the chapel and later rear extension:



A historic photograph⁴(undated) shows the chapel in the background, which indicates that its façade has remained largely unaltered since it was built.



Prior to the submission of the planning application, a post was added to the local community Facebook page to ask for any details of the history of the chapel and photographs. From the responses, we were able to conclude that the chapel was used for worships, funerals, weddings, christenings, choirs, and youth club until its closure in 1987. Since 1987, a rear section of the building

³ National Library of Scotland

⁴ Thank you to S Sykes for permission to use the photo.

was used for a kitchen business for a small number of years. The remainder of the building has not been used for over 30 years. No historic photographs of the interior have been found.

Current Condition of the Building

Except for a kitchen business using part of the rear building for a short time, the building has not been used in over 30 years, which has contributed to its decline. Furthermore, the building has recently been subject to an attempted break in.

The exterior is relatively unchanged and has many original features. The windows of the building all appear to be original, but some are in a poor state with missing panes of glass. There is dense ivy growing on parts of the building.

Internally, the building has two main floors. The front room on the ground floor was used for worships, weddings, christenings etc. All of the pews, the pulpit and choir stalls have been removed. Beyond the main room at ground floor is a room which was used as an office and signing of any certificates. The rear room is open plan room (use not known). The staircase to the first floor is centrally located with two main rooms off the staircase. The upper floor front room still has an auditorium, stage, and seating areas. The rear room contains an open plan area and stage. There are very few other internal features to note such as joinery, lighting and decorative features. The doors throughout the building are of no significance.

It is outside of the authors professional remit to advise on the structural condition of the building. However, a number of issues with the building are clearly evident. From the outside, a visual inspection can see that the building is subject to subsidence. Internally, the floor is falling away on its left side due to subsidence. The building has internal tie bars to help provide stability to the building. A section of the front auditorium room is acro propped. The roof has loose tiles, and daylight can be seen from inside of the building, leading to water ingress. The basement is flooded. The building is home to a large flock of pigeons, which is further contributing to a decline in its internal condition.

Photos to show the condition of the building are included in Appendix A. The applicants would also be happy for the members of the LPA to visit the building if they wish to.

Proposal

The applicants do not intend to make any changes to the exterior, except for some minor roof repairs. The roof repairs fall outside the definition of development by the TCPA and are therefore not included in the description of the application.

Internally, the proposal is to completely strip the building back to a shell, which will include removing all of the floors and internal walls. A new concrete floor would be laid on the ground floor and damp resolved. The building would then be fitted with new floors. Self-storage rooms would be created with flexible partition walls. The new use would be fully compliant with modern standards and Building Regulations and will also contain a new lift. The position of the new floors take account of the existing windows and allow for their preservation.

Impact of the Proposal on the Building

It is considered that the proposed self-storage use would enhance the building for the following reasons:

- There are very few internal features of historical or architectural significance. Nevertheless, the building is not listed. Therefore, the internal features are not legally protected. Stripping the building internally would not be development, as defined by S55 of the TCPA.
- There are no proposed changes to the exterior.
- Given the decline in number of churches and little interest to re-use the building in 30 years, it is highly unlikely that the building would be re-used for the purpose for which it was built. The applicant is the first known person in more than 30 years who is willing to invest in the building.
- The internal works for the self-storage use will allow for a number of the internal issues to be dealt with and the conversion will bring the building up to modern day specification. The building would have a new concrete floor laid at ground floor to provide a level floor and improve its structural stability. The damp would be removed, and the building would be made watertight.
- The new use would be compliant with Building Regulations, which will include new floors, sprinkler systems, and a lift. The applicants are intending to take over the building on a long-term lease. However, if the business were to fail in the short term, the building would have been brought up to modern building regulation standards, which will give it more appeal to new businesses as they will not have to significantly invest in a renovation.

Summary and Conclusion

This heritage statement is deemed to be in accordance with paragraph 207 of the NPPF. It sets out the history of the building and provides details of its internal condition.

In accordance with local and national policy, a new use for the building should ensure it is sympathetic to the built environment and the benefits outweigh the harm.

The exterior of the building is not changing, therefore there is very little impact on the built environment. However, this is a building which has fallen into disrepair due to its vacancy. The current condition of the building does not allow for anyone to use it and this is the first known genuine interest to renovate the building in decades. The proposal would require stripping the building internally back to a shell. However, there are negligible internal features of note and the interior is not protected by a listing.

The clear benefit in this application is investment into the building and bringing it up to modern day standards. This will promote a long term use for it without harm to the exterior. Furthermore, promoting a long term use may create future funds for repairs to the structure and exterior of the building, thus encouraging its long term preservation.