
2024/0129

Mr Andrew Corbett

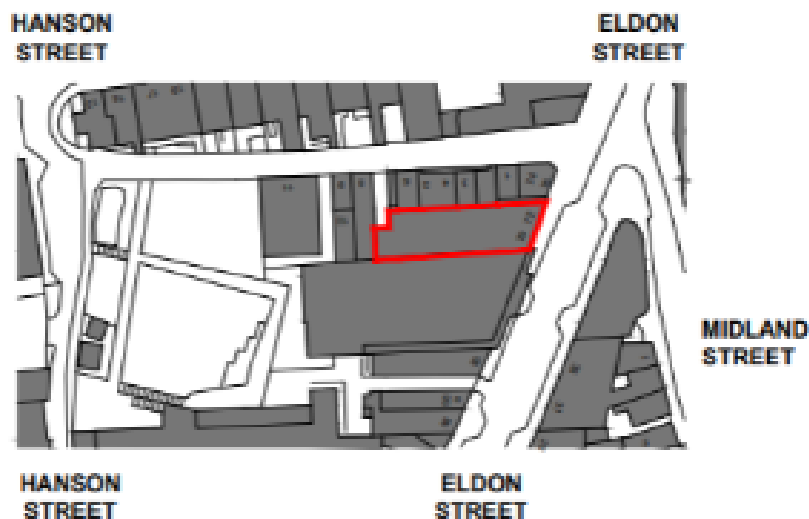
70-72 Eldon Street, Barnsley, S70 2JL

Replacement and repairs to shop frontage and high-level windows.

Site Description

The application relates to a prominently located two-storey commercial building with a mixed brick and stonework construction. The building has a flat roof with a distinctive decorative parapet wall facing Eldon Street. The building also fronts Eldon Street in Barnsley Town Centre and is flanked by larger buildings enclosing it on both sides, including the Parkway Cinema to the south and additional commercial units to the north. The ground floor is split into two units comprising a hot food takeaway and a café. Storage areas are located to the rear of the building and accessed off Regent Street South. The first floor comprises an office and a gym which are accessed via the adjacent building (74-76 Eldon Street). Many of the surrounding adjacent structures are commercial and retail with subservient or residential accommodation above.

The building is located within a Conservation Area and within the setting of several grade II-listed buildings, including the former Queens Hotel to the north and the Civic Hall building to the south.



Planning History

There is an extensive planning history associated with the application site dating back to 1978; however, the most recent and relevant applications are as follows:

1. B/86/1259/BA – Partial demolition and alterations to shop premises and installation of 2 shop fronts. – Approved.
2. B/99/0819/BA – Change of use of shop to hot food take-away. – Approved.

Proposed Development

The proposal was amended due to on-site investigations identifying an existing steel column on the shop frontage that cannot be removed.

The applicant is seeking approval for the replacement of, and repairs to, the existing shop frontage and high-level windows of 70-72 Eldon Street, including the removal of existing modern shop fascia, signage, walling, entrance doors and glazed doors and the installation of new masonry stallriser, traditional shop frontage windows and relocated door entry and replacement flashing, repointing works, the redecorating of first-floor windows and the installation of new fascia boarding.

The plans also show a new indicative signage scheme. However, this signage is not under consideration as part of this planning application.



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 – Town Centre/ Conservation Area

The site is located within Barnsley Town Centre and the Regent Street/ Church Street/ Market Hill Conservation Area. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy TC1: Town Centres.***
- ***Policy BTC20: The Lanes.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***

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.***

Consultations

Conservation Officer – No objection.

Representations

The application was advertised by a site notice, expiring 12 March 2024. No representations were received.

Assessment

Principle of Development

The site is within The Lanes area of Barnsley Town Centre. The Lanes is a small district defined by Church Street and Market Hill to the east, Regent Street to the north, and Eldon Street to the southern edge which creates a triangular shaped area. It forms part of the Conservation Area and has a generally good quality environment (with some opportunity for improvement). It has a close-knit, fine-grained character made up of a network of passages, and offers independent retailers including some very renowned and quality shops, as well as places to eat and drink. There are some very interesting buildings, including The Civic, a grade II-listed building with a modern extension and Mandela Gardens Public Square.

All new development within the Lanes District must have an active frontage at ground floor level and 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 proposal seeks planning permission to make improvements to the frontage of the building, inline with Local Plan Policy BCT20: The Lanes.

Local Planning Authorities should look for opportunities for new development within conservation areas, world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Barnsley Town Centre is the dominant urban centre in the borough. To ensure that it continues to fulfil its sub-regional role, support will be given to proposals provided that they would maintain and enhance the vitality and viability of town centre.

Design, Heritage, and Visual Amenity

The proposal seeks planning permission for the replacement of, and repairs to, the existing shop frontage and high-level windows of 70-72 Eldon Street, including the removal of existing modern shop fascia, signage, walling, entrance doors and glazed doors and the installation of new masonry stallriser, traditional shop frontage windows and relocated door entry and replacement flashing, repointing works, the redecorating of first-floor windows and the installation of new fascia boarding. The proposal is being brought forward as part of the wider Eldon Street Heritage Action Zone (HAZ) scheme which is being delivered in partnership between Historic England and Barnsley Metropolitan Borough Council (BMBC).

The proposal also shows a new indicative signage scheme. However, this signage is not under consideration as part of this planning application and permission is not granted for this aspect. A separate consent may be required subject to further details being provided.

Time Architects and the applicant have liaised with the HAZ Project Officer and the council's Conservation Officer over the details of the proposal and the overall approach to the works.

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The property in question, 70-72 Eldon Street, is located to the south of the grade II-listed former Queens Hotel building and to the north of the grade II-listed Civic Hall building and is located within the Regent Street/ Church Street/ Market Hill Conservation Area. The application property is prominently located at the eastern end of Eldon Street at a forked junction with Midland Street and Regent Street South and is located to the north of Eldon Arcade and across from Barnsley Transport Interchange.

The proposal seeks to continue existing conservation driven works to re-instate the group value of the application property to the setting of the conservation area. The proposal was amended due to on-site investigations identifying an existing steel column on the shop frontage that cannot be removed. Consequently, it is acknowledged that the proposed ground floor shop frontage would appear busy and would contrast somewhat with adjoining property, 76 Eldon Street. However, on balance, it is considered that the amended proposal would better reflect the rhythm of first-floor openings and would retain the symmetry of the shop front. As such, it is considered that the proposal would broadly achieve its aim of re-instating the group value of the application property to the setting of the conservation area and would be sympathetic to surrounding buildings and the wider street scene.

The proposal is therefore 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 acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings* and *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Development is considered acceptable in principle if it would not result in an unacceptable increase in pollution which could affect or cause nuisance to the natural and built environment or to people.

It is acknowledged that the proposed development could impact people who live and/ or work in the surrounding area. As such, a condition will be attached to any forthcoming decision to control the hours of construction works.

The proposal is therefore considered acceptable and in compliance 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 relates to replacement and repair works to an existing shop frontage and is therefore unlikely to impact highway safety. The proposal identifies works involving replacement signage. However, a separate application is required for advertisement consent with any potential impacts being considered under the new application.

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

**Recommendation -
Approve with Conditions**