
2024/0407

Mr R Hindle

Cladding remediation to replace existing cladding panels with suitable compliant materials in line with current legislation

Skyline Flats, Heelis Street, Barnsley, S70 1DL

Site Location and Description

The application relates to the Skyline Flats, a multi-storey building located at the junction of Heelis Street, Burleigh Street and John Street, Barnsley. The building is clad in coloured panels laid in a horizontal manner. The cladding is predominantly off-white with light green and grey sections.

Planning History

2006/0386 – Mixed use development comprising 86 apartments and ground/first floor commercial space (A3 & B1 Uses) with geo-environmental report – approved June 2007

2014/0570 – Increase height of building by two floors and rearrange internal layout to provide 27 additional apartments and residents gym and associated external alterations – approved September 2014

2015/1460 – Variation of condition 2 of app 2014/0570 (Increase height of building by two floors and rearrange internal layout to provide 27 additional apartments and residents gym and associated external alterations) to allow removal of balconies from all apartments – approved February 2016

Proposed Development

The applicant is seeking approval for the replacement of the existing cladding panels with a suitable, current legislation compliant material.

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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy POLL1: Pollution Control and Protection
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 164, Section 14 of the NPPF states that in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Consultations

Urban Design Officer – Verbal comments received in relation to the orientation of the cladding panels, as significant work was undertaken during the determination of the original application in order to achieve the current design
Pollution Control – No objections
Ward Councillors – No objections received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of development

Extensions and alterations to buildings are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity of adjacent properties, including visual amenity and highway safety.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Visual Amenity

The proposal is for the replacement of existing cladding panels with a new cladding panels to meet current legislative requirements. The existing building features a mix of colours,

which is predominantly off-white with light green and grey sections. The panels are laid in a horizontal manner.

The comments of the Urban Design Officer have been taken into consideration and referred to the applicant/agent. The colour of the panels are to match those used in the construction of the original building and the horizontal banding of the panels will be regularised to harmonise with the heads and cills to avoid awkward panel cuts and clashes which is currently the case. The detailed layout will be subject to approval via condition once the cladding contractor has been appointed.

It is not considered that the proposed changes would significantly alter or adversely affect the existing character of the application property or the wider street scene and as such is acceptable and in compliance with Local Plan Policy D1 and GD1

Residential Amenity

The proposal relates to external works and changes to the external appearance of the application property only. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook.

It is acknowledged that the proposal could be disruptive or cause a nuisance and could impact the health and the quality of life of those living and/ or working in the locality. As such, a condition will be applied to any forthcoming decision to control the hours in which development works can be carried out. The proposal is therefore considered to comply with Local Plan Policies GD1 and POLL1.

Highways safety

The proposal would not interfere with the existing parking arrangements of the application properties, nor would it result in a requirement to provide additional parking. Therefore, the proposal is considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

Recommendation

Grant planning permission subject to conditions