
2022/0846

Applicant: Ben Taylor (BMBC Property Services)

Installation of new air source heat pumps to rear, fresh air unit on rooftop, replacement shopfront glazing on building frontage and blocking up window on the existing side elevation

Dodworth Library, 12 Dodworth Green Road, Dodworth, Barnsley, S75 3RP

No representations received from any members of the public.

Site Description

The application site relates to Dodworth Library which is located and faces onto High Street in Dodworth but addressed as Dodworth Green Road. The site is located within the district centre of Dodworth with a wide variety of surrounding uses which includes residential properties on High Street and on the surrounding streets. To the immediate front of the library is a grade-II listed war memorial and immediately adjacent to the site on the other side of the road is a Grade-II listed building – Dodworth Old Hall. The building itself is detached, flat-roofed constructed from red brick. There is an area of green space (not within the boundary of the library) which wraps around the side and rear of the site and on the Western boundary of the green space is a c.4m high hedgerow running along this boundary.



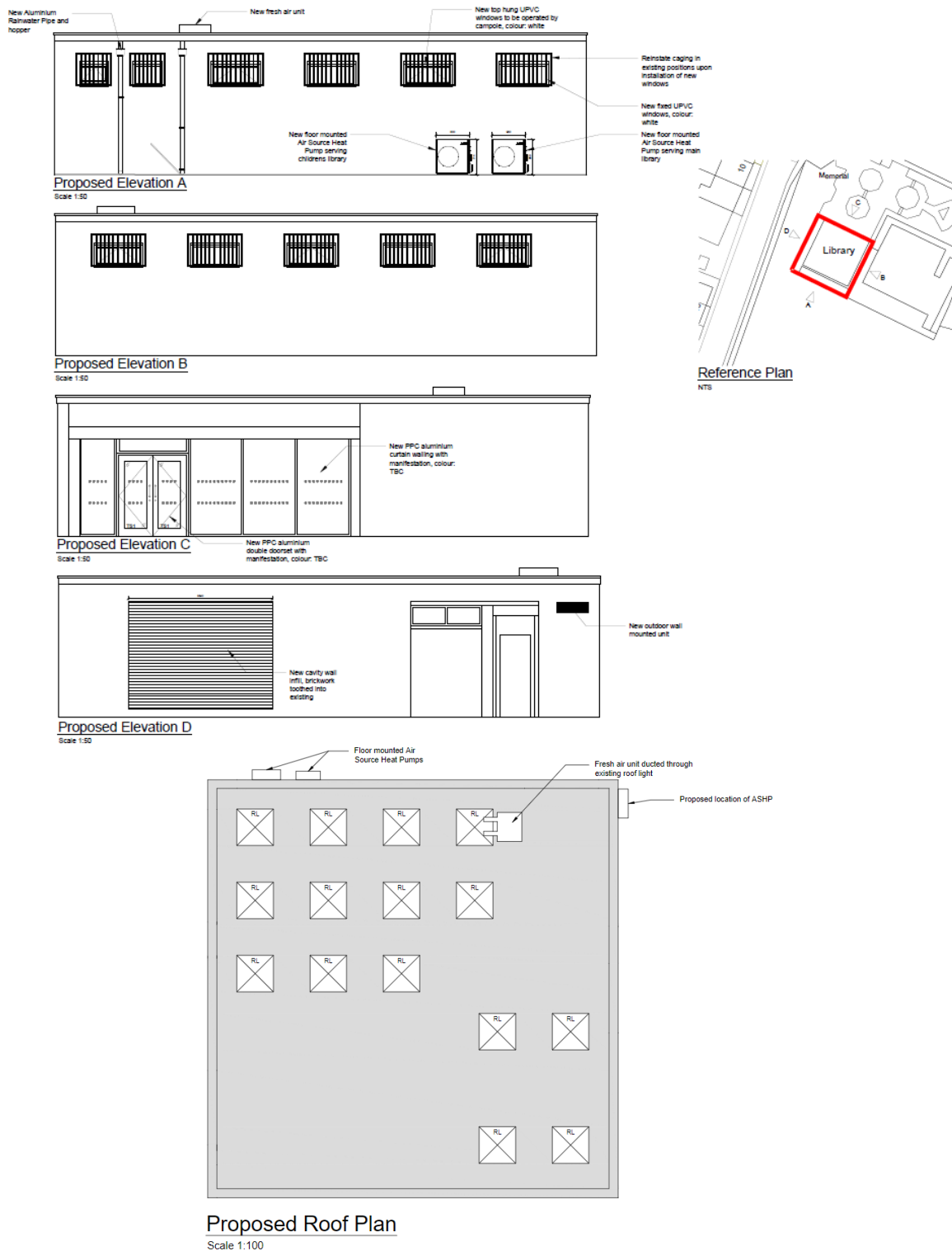
Planning History

None

Proposed Development

The applicant (BMBC property services) is seeking approval for various changes to the building including the following:

1. Replacement of shopfront on the building frontage (facing North) including replacement double doors and removal of existing cladding to be replaced by aluminium curtain walling in light grey colour
2. Cavity wall infill with matching brickwork on Western side elevation
3. Installation of air-source heat pumps
4. Installation of fresh air rooftop units
5. Other minor fenestration detail changes such as replacement of aluminium rainwater pipe and hopper, installation of new outdoor wall mounted unit, reinstatement of caging in existing positions and replacement of fixed UPVC windows.



Policy Context

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan

In respect of this application, relevant Local Plan policies include:

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.

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.

TC1: Town Centres – Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres: Town, District and Local. Barnsley Town Centre is the dominant town centre in the Borough. To ensure it continues to fulfil its sub regional role, the majority of new retail and town centre development will be directed to Barnsley Town Centre.

HE3: Developments affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. For decision-taking this means:-

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Consultations

Conservation Officer – A short response on this one as I feel it's fairly inconsequential and not at all harmful. Essentially the library (as existing) is not what I would consider a positive element in the setting of the listed war memorial (<https://historicengland.org.uk/listing/the-list/list-entry/1151731>) but is by virtue of its recessed position and the adjacent landscaping not strongly intrusive. Moreover, given the later C20 age and appearance of the library it does not contribute to the historic significance of the adjacent listed memorial. The proposed changes on the elevations most likely to intrude (the north and west) are minimal and include a new doorset and curtain wall of a similar overall design within the existing northern opening. The boarding on the western elevation is to be infilled permanently with matching brick. Other changes include air source heat pumps to the rear, and a fresh air unit to the rear – southern end of the flat roof. Overall, my view is that the changes will not harm the setting of the listed building and will not erode its significance.

Pollution Control – Requested further information in regards to a noise impact assessment and recommending that this was submitted prior to the operation of the fixed plant, and a limitation on the hours of operation.

Sustainability – No comments

Ward Councillors – No comments

Representations

Neighbour notification letters were sent to neighbouring properties and a site notice was placed nearby. No comments were received.

Assessment

Principle of Development

The site is located within the local centre of Dodworth. Local Plan Policy TC1: Town Centres is therefore relevant which seeks to protect and support the vitality and viability of the centre. The proposed development is to revitalise and modernize the building, changing the external appearance but will not change the use class or extend the building in any way. The proposed development is in compliance with Local Plan Policy TC1 and is acceptable subject to other local and national planning policies being complied with.

Visual Amenity and Impact on the Historic Environment

The proposed alterations to the building are relatively small scale in themselves, but there are several alterations which will change the external appearance of the building. It is also proposed to formulate a new frontage on the Northern elevation of the building with replacement dual doors and removing the existing cladding, to be replaced by PPC aluminum curtain walling. This will introduce a new material onto the external elevations of the building, but it is considered that this is an appropriate material which will not appear out of character or harm the visual amenity of the area. The new dual doors located on the frontage do not significantly change the appearance of the frontage of the building which already contains a large amount of glazing, and they are considered to be appropriate in terms of design, size and materials.

The other proposed alterations are on less visible elevations such as replacement windows on the rear (South) elevation and the external caging over these windows, but these are a straight replacement and do not change the character of the building in any way. The air source heat pumps are located on secondary elevations including the Western facing side elevation and the rear elevation which are completely screened from public view, as a c.4m high hedgerow runs along the Western boundary line of the site. The air source heat pumps are relatively small scale and are sympathetically sized in comparison to the building itself. They will have a very limited impact on the character of the building or the street scene.

The cladding on the Western elevation will also be removed which will create a cavity which is to be filled with brickwork. The brick to be used has not been confirmed at this stage due to supply constraints however the agent has agreed to a condition requiring details/a sample to be submitted and agreed with the Local Planning Authority prior to the development commencing.

The fresh air unit situated on the roof will not be visible from the street and will have no detrimental impact on the character of the building or surrounding area.

There are two grade-II listed structures nearby, with Dodworth Old Hall situated on the other side of High Street and the war memorial on the corner of High Street and Dodworth Green Road. The Conservation officer has been consulted on the proposed development and has not objected to the proposal.

The proposed development is considered to be in line with Local Plan Policies D1 and HE3 and is acceptable in terms of visual amenity and the impact on the historic environment, subject to conditions.

Residential Amenity

The site is within a mixed-use local centre location with a variety of use classes in the surrounding area which includes residential properties. There are residential properties on High Street, facing onto the building but the library is set back from the road which results in the nearest residential properties being to the West (c. 23m) on Dodworth Green Road. However, there is a fairly high hedgerow which runs on the Western boundary of the site which provides visual and physical separation to these neighbouring

properties. The nearest residential property on High Street is the flat above no. 3 which is c.41.5m from the frontage of the building. The majority of the proposed alterations to the building are largely cosmetic and do will not have a detrimental impact on the amenity enjoyed by neighbouring properties but part of the scheme includes the installation of air source heat pumps which can increase noise generation and general disturbance to neighbouring properties. Colleagues in Pollution Control have been consulted and have requested a noise impact assessment which would indicate whether the proposed heat pumps will have any impact on neighbouring properties and what mitigation measures could be undertaken to reduce their impact. The agent has been informed of this and has commissioned a noise survey which should be undertaken in December 2022. However, in order to progress with a decision, colleagues in Pollution Control have agreed to attach this as a condition which requires the developer to submit an NIA prior to the operation of the proposed fixed plant machinery and units.

The proposed development is therefore acceptable subject to conditions.

Highways Safety

No impact on highways safety.

Conclusion

The proposed development does not change the use class of the building and seeks to modernise the building with external alterations. The changes are relatively small scale in themselves but there are various alterations which will change the external appearance of the building in a small way. Subject to further information in regards to the brickwork on the Western elevation, the proposed alterations are in keeping with the existing building and the surrounding area and do not have a harmful impact on the character of the building or surrounding area.

Pollution Control have been consulted on the application and requested a noise survey to support the installation of air source heat pumps but agreed that an approval could potentially be issued for the development subject to conditions.

There is a couple of listed buildings/structures nearby, the Conservation Officer has been consulted and has not objected to the proposal. The impact on the listed buildings will be very minimal and not detrimental.

The proposed development is in compliance with relevant local plan policies and is recommended for approval.

Recommendation

Approve subject to conditions