

Application Reference Number:	2025/1095.
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Application Type:	<i>Full.</i>
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Proposal Description:	<i>Replacement of existing windows and widening of existing doorway, replacement of existing cladding at first floor level, and the installation of new rooftop plant (Amended Plans and Description).</i>
Location:	<i>Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP.</i>

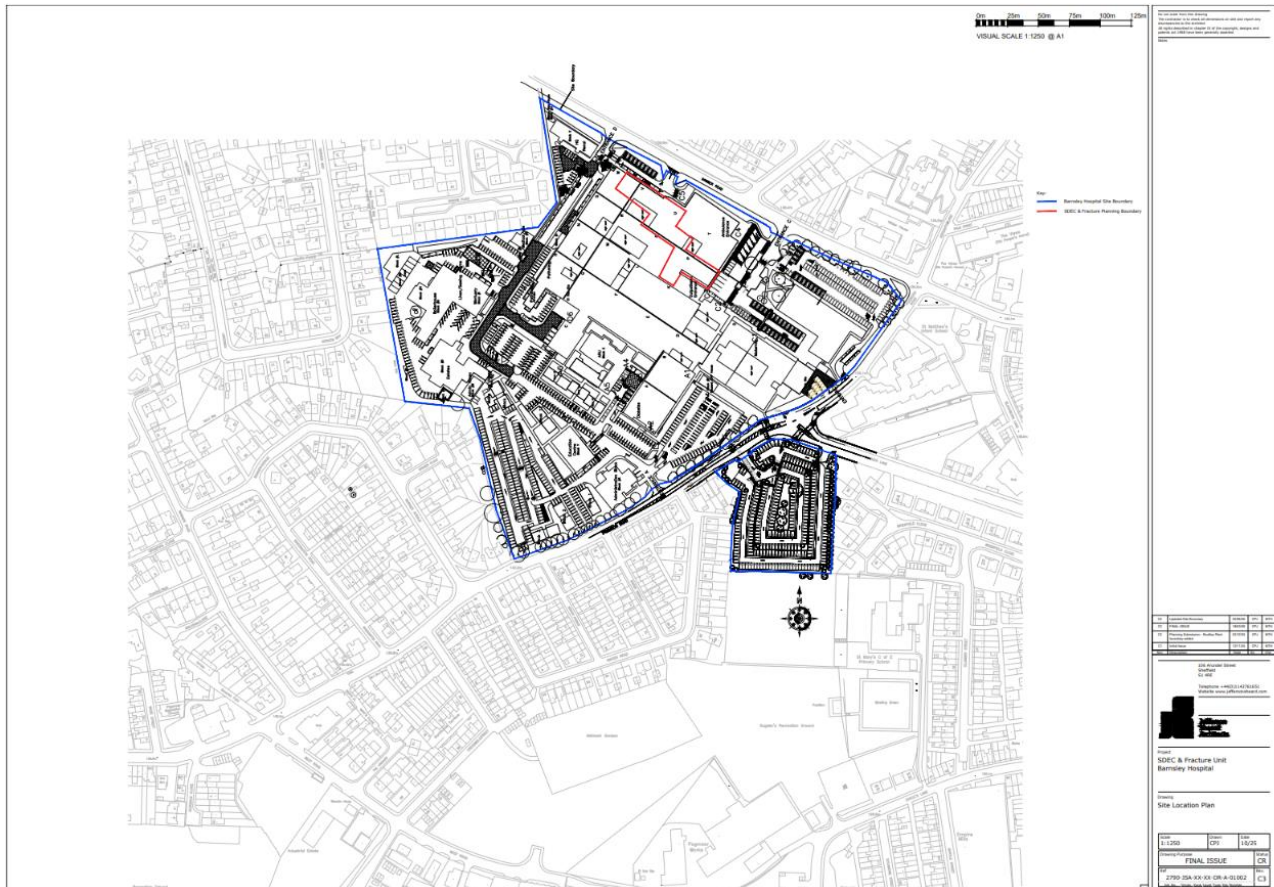
Applicant:	<i>Barnsley Hospital NHS Foundation Trust.</i>
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Third-party representations:	<i>None.</i>	Parish:	
		Ward:	<i>Old Town.</i>

Summary: The applicant is seeking planning permission for the replacement of existing windows and a widening of an existing doorway, replacement of the existing cladding at first floor level, and the installation of new rooftop plant. This proposal for upgraded existing public service infrastructure at Barnsley District General Hospital is therefore considered acceptable in principle and significant weight is attributed to the principle of development in favour of this proposal to accord with paragraph 101 of the NPPF. An assessment has been undertaken in respect of potential impacts on residential amenities, health, and pollution control, visual amenities and highway safety, and biodiversity and geodiversity and this proposal is considered acceptable in all respects and is considered acceptable regarding Local Plan policies GD1, POLL1, D1, T3, T4, and BIO1 and significant, moderate and modest weight is credited respectively in favour of this proposal. For the reasons set out above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and adopted supplementary guidance. As such, planning permission should be granted subject to necessary conditions. Recommendation: APPROVE subject to conditions.

Site Description

This application relates to blocks P and V of Barnsley District General Hospital which comprise the Fracture Clinic and is near the Outpatients and Ambulance entrances located off Gawber Road. The blocks are positioned to the north within the wider Hospital site and are adjoining two-storey buildings constructed of concrete painted off-white with interspersed dark-coloured profiled cladding at ground and first floor levels and numerous apertures. The buildings are topped with a metal railing extending the entire external footprint and various existing rooftop plant and equipment and structures in a light grey-coloured cladding. The buildings are set back from the highway with a row of existing trees set behind a low-built stone wall offering some screening.



Planning History

There is an extensive planning history associated with the wider Hospital site, but the most recent and relevant applications are:

Application Reference	Description	Status
2008/0512	Replacement of existing cladding and windows to the Accident and Emergency and Outpatients Department.	Approved.
2011/0713	Replacement windows and associated alterations to elevations of blocks A and B.	Approved.
2011/1271	Variation of condition 2 of application number 2011/0713 alterations to elevations of Blocks A & B and replacement windows.	Approved.
2012/0344	Replacement of existing windows.	Approved.
2022/0979	Installation of 2no heat pumps onto estate management and education centre building roof tops and 3no heat pumps installed at ground level in different locations around site.	Approved.

Proposed Development

The applicant is seeking planning permission for the replacement of existing windows and a widening of an existing doorway, replacement of the existing cladding at first floor level, and the installation of new rooftop plant.

The proposed window and cladding replacement would occur on all elevations of block V off Gawber Road.

The proposed widening of an existing doorway would take place on the south-east elevation of block P and between the Outpatients and Ambulance entrances.

During the application process, the proposal was amended to include the replacement of the existing cladding at first floor level and to amend the location plan to ensure that all areas where development is proposed is included within the red line boundary.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL 1: Pollution Control and Protection.*
- *Policy D1: High Quality Design and Place Making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 12: Achieving well designed places.*
- *Section 15: Conserving and enhancing the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and geodiversity (Adopted March 2024).*
- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was placed nearby which expired 13th March 2026.

No representations have been received.

Consultations

Local Ward Councillors	<i>No comment(s) received.</i>
Pollution Control	<i>No objection(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Paragraph 101 of the NPPF states that to ensure faster delivery of other public service infrastructure such as health, local planning authorities should also work proactively and positively with promoters, delivery partners, and statutory bodies to plan for required facilities and resolve key planning issues before planning applications are submitted. Significant weight should be attributed to the importance of new, expanded or upgraded public service infrastructure when weighing development proposals.

Extensions and alterations to non-domestic buildings are acceptable in principle if proposals would not significantly adversely affect residential amenity, health and pollution control and highway safety, and where satisfactory standards of design would be achieved.

This proposal for upgraded existing public service infrastructure at Barnsley District General Hospital is therefore considered acceptable in principle subject to an assessment of the following matters and significant weight should be attributed to the principle of development in favour of this proposal to accord with paragraph 101 of the NPPF.

Impact on Residential Amenity, Health and Pollution Control

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

It is not considered that this proposal would contribute to significant increased overshadowing, overlooking and loss of privacy and reduced outlook as it is for the replacement of existing windows and the widening of an existing doorway, replacement of the existing cladding at first floor level, and the installation of new rooftop plant.

Regarding the proposed new rooftop plant, this application is supported by specification details and a noise impact assessment which has been considered by Environmental Health (Pollution Control) colleagues. The noise impact assessment assessed the proposed sound from the air handling units. The assessment has been carried out in accordance with BS4142:2019 and the impacts have been assessed as very low. The proposed sound levels from the air handling units have been assessed as low and appear to be below current background sound levels. As such, no objections were raised by Environmental Health colleagues. The local planning authority has no reason to disagree with the professional opinions of Environmental Health colleagues in this instance. This element is therefore considered acceptable.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any potential impacts are anticipated to be temporary and could be controlled by conditions.

Considering the above, this is considered to weigh significantly in favour of this proposal.

This proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding its potential impact on residential amenity, health and pollution control.

Impact on Visual Amenity

Paragraph 135(c) of the NPPF sets out planning policies and decisions should ensure that proposals would be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Local Plan Policy D1: High Quality Design and Placemaking, establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

The proposed window and cladding replacement would occur on all elevations of block V off Gawber Road. The proposed replacement windows would match the existing frame, style and colour and the proposed replacement cladding at first floor level would match the existing profiled cladding located at ground level.

The proposed widening of an existing doorway would take place on the south-east elevation of block P and between the Outpatient and Ambulance entrances. No other external alterations are proposed in this location.

The proposed new rooftop plant would be located amongst existing rooftop plant and equipment and rooflights and roof lanterns. While the proposed new rooftop plant could be visible from surrounding public realm, any potential harms to the character of the street scene and the local area is anticipated to be limited considering existing arrangements and impacts.

Considering the above, on balance, this is considered to weigh moderately in favour of this proposal.

This proposal is therefore considered to comply with Paragraph 135(c) of the NPPF and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its potential impact on visual amenity.

Impact on Highways

Paragraph 116 of the NPPF sets out development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe following mitigation and considering all other reasonable future scenarios.

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking and access arrangements would not be significantly impacted in this instance. It is therefore considered that there are no grounds for refusal under paragraph 116 of the NPPF and this proposal is considered acceptable.

Considering the above, this is considered to weigh modestly in favour of this proposal.

This proposal is therefore considered to comply with Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding its potential impact on highway safety.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls within one of the listed exemptions and is therefore not subject to BNG in this instance.

Considering the above, this is considered to weigh modestly in favour of this proposal.

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its potential impact on biodiversity and geodiversity.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

The applicant is seeking planning permission for the replacement of existing windows and a widening of an existing doorway, replacement of the existing cladding at first floor level, and the installation of new rooftop plant.

This proposal for upgraded existing public service infrastructure at Barnsley District General Hospital is therefore considered acceptable in principle and significant weight is attributed to the principle of development in favour of this proposal to accord with paragraph 101 of the NPPF.

An assessment has been undertaken in respect of potential impacts on residential amenities, health, and pollution control, visual amenities and highway safety, and biodiversity and geodiversity and this proposal is considered acceptable in all respects and is considered acceptable regarding Local Plan policies GD1, POLL1, D1, T3, T4, and BIO1 and significant, moderate and modest weight is credited respectively in favour of this proposal.

For the reasons set out above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and adopted supplementary guidance. As such, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *To provide a Noise Impact Assessment following comments from Pollution Control.*
- *To amend the development description to include replacement cladding works.*
- *To amend the Location Plan to ensure all development areas are included within the red line boundary.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

2790-JSA-XX-XX-DR-A-01002 Rev. C3 Site Location Plan received 25th June 2026.

2790-JSA-XX-XX-DR-A-90001 Rev. P1 Proposed Roof Plan and Elevations received 13th February 2026.

2790-JSA-Z2-ZZ-DR-A-04201 Rev. C2 Fracture Unit Proposed GA Elevations received 15th May 2026.

JPL-2025-118-JSA-P1-FOR PLANNING Rev. P01 Low Temperature Hot Water Systems Layout Rooftop Packaged Plant Room and Chiller received 21st January 2026.

Environmental Noise Impact Assessment ref. ADT 4035/ENIA produced by Acoustic Design Technology Noise and Vibration Consultants dated April 2026 and received 7th May 2026.

Daikin Technical Data Sheet AHU Coil Chiller EWAH275TZXR1 received 21st January 2026.

Fre-sh-air bespoke air handling equipment Technical Specification ref. AHU01 Fracture Clinic prepared by Gary Tingle dated October 2025 and received 21st January 2026.

Fre-sh-air bespoke air handling equipment Technical Specification ref. AHU02 Frailty SDEC prepared by Gary Tingle dated October 2025 and received 21st January 2026.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. The external materials shall match those used in the external construction of the application building and specified by the approved documents listed above.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

4. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal

duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.

3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.