
2021/0965

Mr Lee Andrew

First floor extension above existing gym area to provide additional office accommodation

Barnsley District Police Headquarters, Churchfield, Barnsley, S70 2L

Site Location and Description

The site includes a range of mainly flat roofed one, two and three storey buildings fronting onto Churchfield. The buildings are a mix of materials, predominantly brick (mainly red but some brown brick), with some render and metal cladding.

View from Westgate Plaza showing the single storey flat roof building to be extended (first floor extension).



Street snip view from the unnamed road which provides access to the Sackville Street car parks and Westgate Plaza



Street view snip from Churchfields, showing the single storey building to be extended.



Site History

2015 – permission granted for erection of a new custody centre with first floor plant, secure yard and car parking.

A number of planning applications between 1980 and 1999 granted permission for a variety of extension and works to the police headquarters.

Proposed Development

The applicant seeks permission for a first floor extension above an existing single storey brick built building that is used as a gym as part of the wider police headquarters. The extension will be viewed in relation to the adjacent two storey brick built building and a nearby two storey metal clad building. The proposed extension measures approximately 13m x 8.5m with an additional small landing area of approximately 2m x 2.25m to allow for access from the first floor of the adjacent two storey building and will add an additional 117m² floor space to be used as office space (and the access to it).

The application includes a design and access statement in support of the proposal. A further email clarifies the reasoning behind the proposed metal cladding of the extension.

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within an area allocated as Town Centre (and specifically Westgate/Churchfields) within the Local Plan Proposals Maps. The site is in the primary shopping area and the Pitt

Street frontage of the building is a secondary shopping frontage and therefore the following policies are relevant:

Policy TC1 Town Centres - indicates that new retail development will be directed to centres in order to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

BTC18 Westgate/Churchfields – we will give priority to office development. We will also allow residential, shops, leisure and entertainment uses. Specific areas of the district will be developed for the specific uses (such as creating a civic quarter in the area including the application site)

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking; provision of transport statements and of travel plan statements.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

Policy HE1 The Historic Environment – indicates that we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment and will support proposals which conserve and enhance the significance and setting of the borough's heritage assets.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution

NPPF

The National Planning Policy Framework 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. 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.

Para 126 stresses the importance of good design. Para 130 advises that planning decisions should ensure that developments will add to the overall quality of the area and are visually attractive.

Para 183 – Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Para 195 Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Supplementary Planning Documents (SPD):

SPD Parking

SPD Sustainable Travel

Consultations

Conservation – I think the setting is not at all sensitive from a heritage setting perspective. Westgate Plaza totally screens any visibility from the listed Lamproom and the conservation boundary is 140m to the east on St. Mary's Street. Moreover, other buildings including the Magistrates Court and elements of the police building screen views of both the Church Street Conservation Area and Victoria Road to the north. No objections.

Pollution Control – the development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended.

Highways DC – No response

South Yorkshire Police – no response

Ward Councillors – No response

Representations

The application has been advertised via letters to nearby property and by site notice (19 July - 9 August) and press notice (23 July - 13 August) – reason 'affects setting of listed building' - no representations have been received.

Assessment

Principle of development

The proposal relates to a building which is currently used for as a police station, being either a Class E office use or a sui generis use. It is a use which is appropriate in this town centre location.

As the proposal is for a modest extension to an existing building on a much a larger site, the principle of development is acceptable subject to consideration of details.

Heritage

The proposed extension is in a relatively close location to the listed Lamproom theatre. However, as advised by the Conservation Officer, any views between the listed building and the proposal are screened by the presence of Westgate Plaza. In addition, there are Conservation Areas to the north and east but existing buildings also screen any view of the extension from those Conservation Areas. It is concluded that the proposal preserves the setting of the listed building and has no adverse impact on views into or out of the Conservation Area.

Design

The massing and overall design of the proposed first floor extension are considered in keeping with the existing building.

The extension is located in a relatively unobtrusive part of the site. There will be glimpsed views of the extension from Churchfield, where the extension will be viewed in relation to a nearby metal clad building. There will also be views from both Sackville Street and the unnamed road which provides access to the Sackville Street car parks and Westgate Plaza. The extension is proposed to have micro-rib metal cladding and will be viewed in relation to the existing brick and rendered Police buildings as well as the clad Westgate Plaza. Given that the proposed extension is not in a prominent location and since the developer proposes that the details of the cladding to be conditioned as part of the planning approval, it is concluded that the design of the proposed extension is acceptable, subject to conditions relating to approved plans and facing materials to be agreed, and in compliance with Local Plan policy D1.

Highways safety/Parking

There has been no response from Highways DC. There will be no loss of parking spaces. The Parking SPD sets out parking standards but confirms that they do not apply to, but will be used as a basis for considering applications in, the Town Centre. It is concluded that given the availability of parking within the site and of public car parking in the town centre there is no objection to the proposed extension from a highways safety/parking aspect.

Pollution/amenity

As advised by Pollution Control the development is unlikely to have an adverse impact on the health and quality of life of those living and/or working in the locality. It is concluded that the development will not have any unacceptable affect in relation to matters of pollution, and is in compliance with Local Plan policy Poll1.

Recommendation

Grant subject to conditions

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.

The development hereby approved shall be carried out strictly in accordance with the plans (Nos.) and specifications as approved unless required by any other conditions in this permission.

Existing Elevations Plan 09200 BSP 21

Existing Layouts Plan 09200 BSP 21

Location Plan 09200 BSP 21

Proposed Elevations 09200 BSP 21 Revision B

Proposed Layouts Plan 09200 BSP 21 Revision A
Propose Site Plan 09200 BSP 21

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.

No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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.