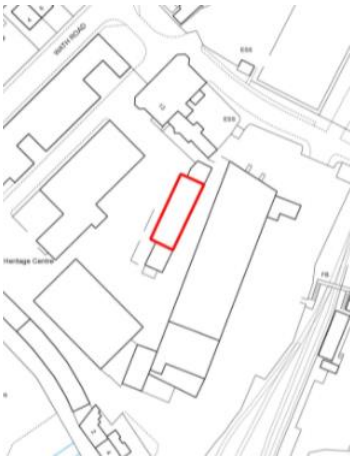
Ref 2021/1087 & 1088 (Full Planning & Listed Building Consent Applications [Reg 3])

Applicant: Amanda Clarke (Barnsley MBC)
Description: Replacement Roof and Rainwater Goods
Site Address: Building 15, Elsecar Heritage Centre, Wath Road, Elsecar, Barnsley, S74 8HJ

Site Location, Description and Background

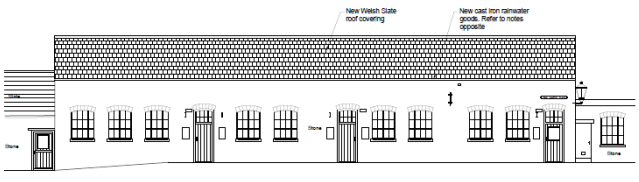
The site in question is a building within the Elsecar Heritage Centre complex named 'Building 15'. Building 15 is a single storey building, which houses 3no. retail outlets. The existing pitched roof covering is asbestos cement sheeting, which has been in place for a number of years and has received a number of repairs, following internal leaks. Whilst building itself doesn't have its own listing on the register, due in part to a it being largely rebuilt in the 1990's, it does still have some elements of historic structure and it is also sits within the curtilage of various Grade II* buildings as well as within the Elsecar Conservation Area. Elsecar Heritage Centre is a named Heritage Action Zone (HAZ), which is a partnership between Barnsley Museums and Historic England to further explore the history of the site. As a result of the HAZ, there have been 6 new listings on the site and 9 existing Grade II listings have been upgraded to Grade II* status, which puts them into the top 10% of England's most important historic buildings. The Former Elsecar Ironworks Site, the boundary of which sits behind Building 15, was also recently given Scheduled Monument status, which further adds to the historic value of the wider site and the village of Elsecar.



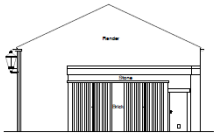


Proposed Development

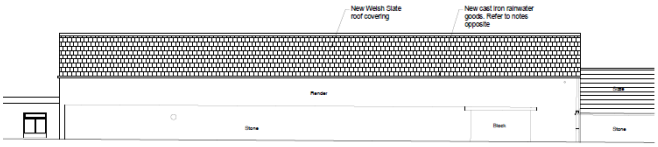
Following a condition survey in 2019, it was decided that the roof covering had come to the end of its lifespan and that it should be replaced. The decision was made to replace the covering with Welsh Slate to restore the roof appearance back to it's original state. The rainwater goods will also be replaced as part of the works with cast iron replacements used in profiles selected to replicate what is already in existence on site.



02 Elevation A - Front
1:100



03 Elevation B - Side
1:100



04 Elevation C - Rear
1:100



05 Elevation D - Side
1:100

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 is the Borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

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).

Relevant Local Plan policies include:

GD1 – General Development

D1 – High Quality Design and Place Making.

HE3 – Development Affecting Historic Buildings

BIO1 – Biodiversity & Geodiversity

Supplementary Planning Documents

- House Extensions and Other Domestic Alterations

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.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

The relevant paragraphs within Chapter 16 of the NPPF will be observed with respect of this application.

Consultations

- *Historic England:* Defer to Barnsley MBC's conservation officer.
- *Conservation Officer:* No objections/ Full support
- *Biodiversity Officer:* Requires enhancements in respect of bats to be provided. Amended plans submitted incorporating ecology enhancements required.

Representations

The application has been advertised by way of a press notice, site notice and through neighbour consultation letters. No representations have been received.

Assessment

Principle of Development:

The building is designated within the Urban Fabric in the Local Plan Policies Map. Urban fabric is a designation which acknowledges that development has been established previously in a given area and that the principle of development is acceptable where it complies with the predominant use of the area and where the proposed use or development would not compromise or lower the amenity of uses or property within the locality while complying with any other relevant legislative requirements, in this instance the Planning (Listed Buildings and Conservation Areas) Act 1990 given the buildings location within a Conservation Area and within the setting of listed heritage assets subject to a Heritage Action Zone.

Heritage and Visual Amenity:

The conservation officer had the following comments on the proposal:

This is a very straightforward one that I asked for and fully support. It's essentially a replacement roof covering of natural slate with new cast iron rainwater goods. The existing roof is itself a modern asbestos / fibre replacement but has now failed and must be replaced. These buildings were extensively re-built in the 1990's and are not principally listed. However I was keen to ensure we had a good degree of involvement due to the curtilage relationship and the high sensitivity of the grade II setting. As such I asked for natural slate and cast iron (which is a deviation from the existing) but is something that will be very welcomed. In summary I support and don't have further detailed comments.*

Given the conservation officer's comments above, the proposal is a high quality renovation project that will significantly improve the aesthetic quality of a non-designated heritage asset back into use. Consequently the LPA are satisfied that the works amount to no harm within the conservation area and to the setting of any of the surrounding designated heritage assets and that the replacement roof and rainwater goods to the building will undoubtedly be a positive influence on the visual amenity of the area. To conclude, the proposal is considered in line with the requirements of Local Plan Policy D1 and HE3 relating to visual amenity and the preservation of historic buildings.

Residential Amenity:

There are no residential properties in close proximity to the site and the proposed works are not likely to alter any existing amenity level other than improving the weather resistance of the building for the businesses which occupy the units inside.

Overall the proposal does not infer that it will erode the existing amenity levels of local residents and the development is considered to be in line with the requirement of Local Plan Policy GD1 relating to residential amenity.

Conclusion

The proposal is within reasonable parameters to ensure that it shall maintain residential amenity standards while improving the visual amenity of the area through the preservation and improvement of an important heritage asset while potentially improving the building's ecological credentials at the same time. Consequently the Case Officer recommends approval of the application subject to conditions.

Recommendation - Grant subject to conditions