

2023/0772

Mrs Claire Nedugodan

Removal of raised roof monitors, replacement roof coverings, installation of rooflights, installation of photovoltaic panels and new rainwater goods and ventilation

Springfield House, Springfield Street, Barnsley, S70 6EQ

Site Description

The application site is a former Co-operative Building Society building which was used as office accommodation for a number of years prior to it being converted to residential accommodation. It is located on Springfield Street, a residential area of mixed character including large detached, semi-detached and terraced houses, as well as flats.

The site itself is rectangular in shape and falls away from Springfield Street towards the north. The property is brick built and two storeys in height to the Springfield Street elevation, with a vehicular access and pedestrian access (both gated) to the eastern side. Towards the rear of the building, it becomes three storeys in height due to the slope of the land, and has space for a modest residents parking area.

The roof of the building is predominantly made up of 5 no. smaller pitched roofs with valleys between. The surface of the roof is interrupted by a number of raised monitors and roof windows providing light into the upper floor. The roof covering is predominantly natural slate but there is a circa 5m section which has been replaced by concrete tiles.

Site History

2017/1052 - Change of use of office (B1 (a)) to dwellinghouses (C3) (Prior Notification - Change of Use) – Prior approval granted

2018/0237 - Change of use for former offices to 115 no. residential apartments (Prior Notification) – Prior Approval refused

2018/0502 - Installation of replacement windows and erection of a cycle store and bin store. – approved

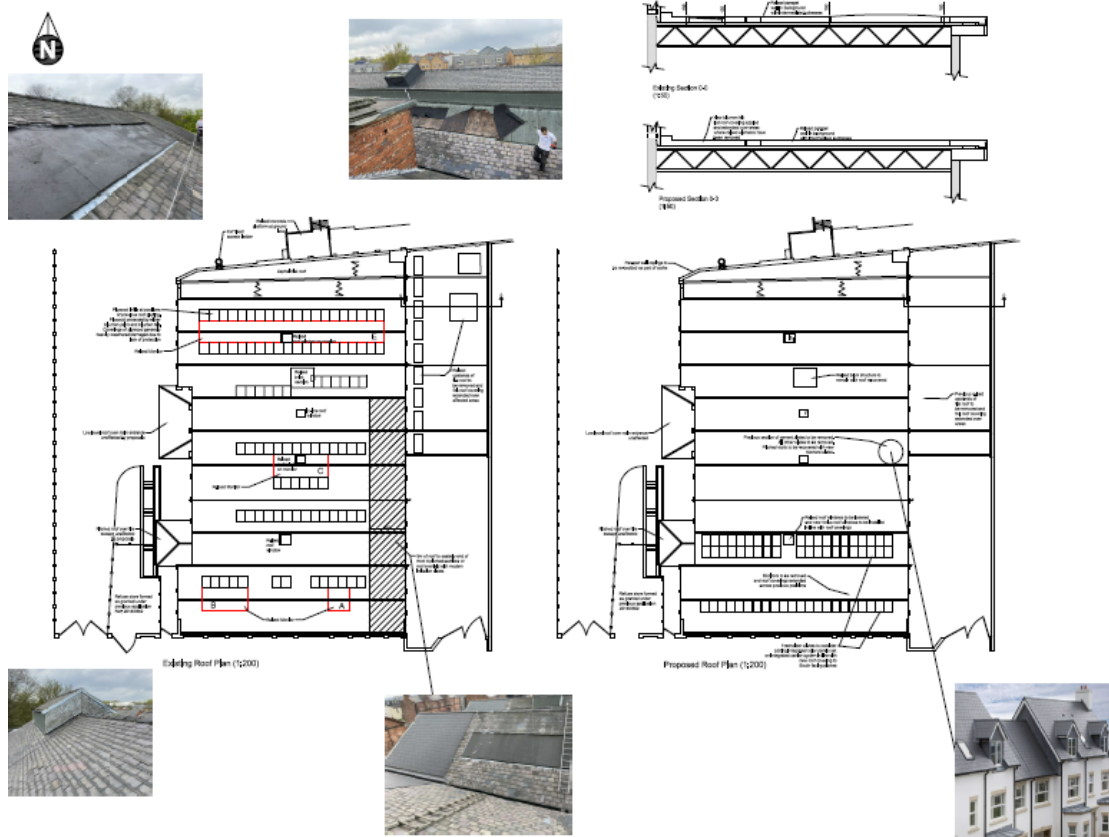
2018/0547 – Notification for prior approval for proposed change of use of former offices (Class B1) to 66 no residential flats (Class C3) – prior approval not required

Proposed Development

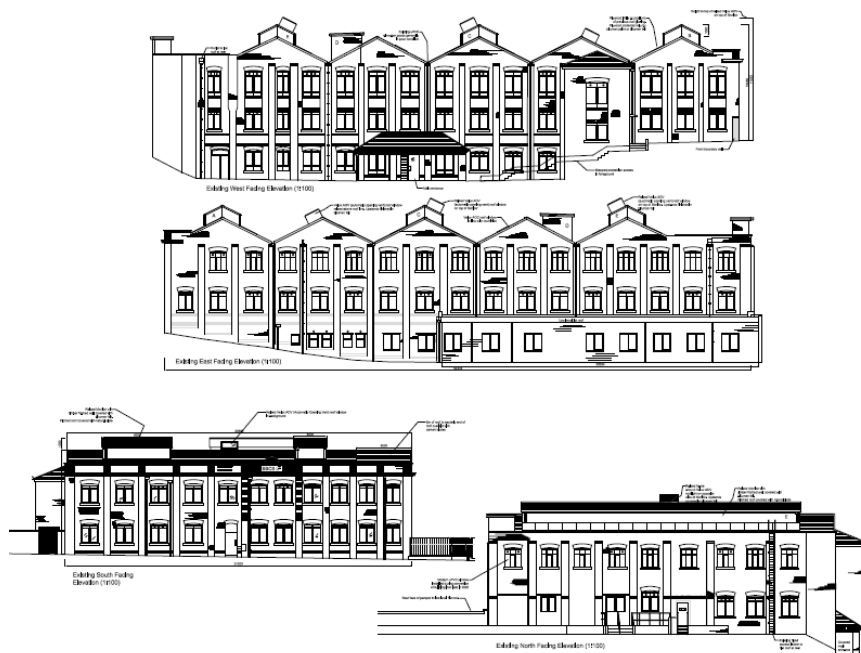
Following complaints of water ingress from residential tenants of the building following the conversion from commercial to residential, investigations of the roof have highlighted a number of issues. The following works are therefore proposed to address those issues;

- Replace the existing mismatched slate and cement roof tiles with a continuous covering of Cedral Rivendale "black-blue2 cement slates.
- The roof currently has raised 'monitors' which are boarded over and do not serve their original purpose. The junction between the monitors and the roof covering are some of the sources of water ingress, as such, it is proposed to remove the monitors so the roofing would be a continuous span.
- The building has existing roof windows but these have been fitted with surrounds above the roof surface, again an area of water ingress. These would be removed and covered over or replaced. Where replaced the raised surrounds would be removed and the windows placed within the roof covering, as is more traditional, to reduce maintenance liability

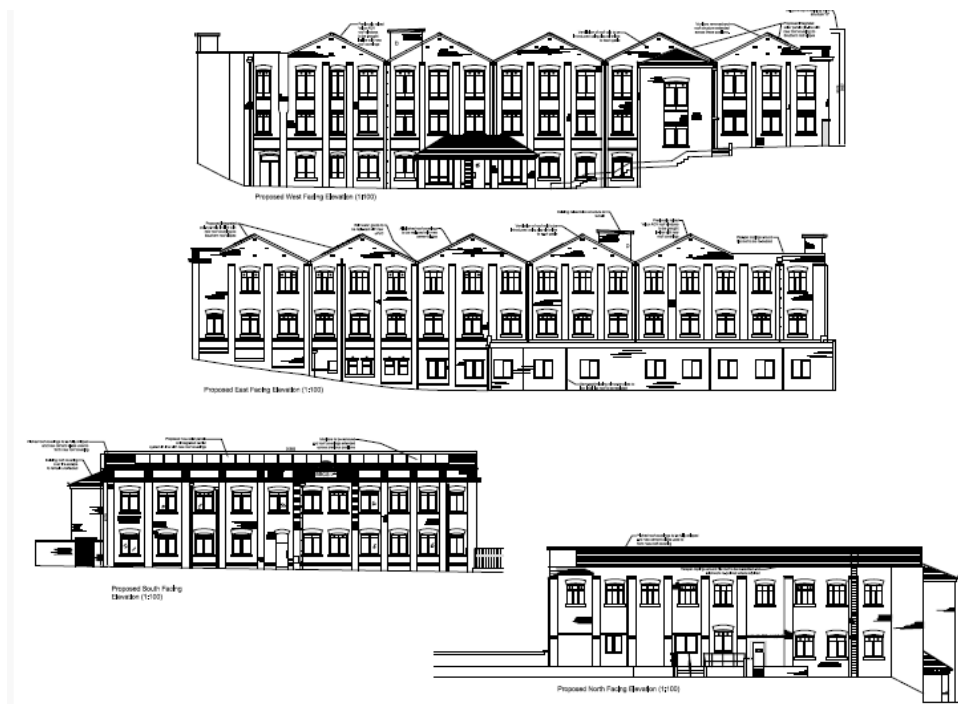
- The Applicant also proposes the installation of solar panels to help reduce the energy usage of the building. They would be integrated into the new roof finish rather than mounted on rails.
- Other minor works are also proposed such as replacing the existing guttering and downpipes like for like, introducing air bricks in the gable to improve ventilation and the removal of the upstands on the flat roof.



Existing elevations



Proposed elevations



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 a Urban Fabric within the Local Plan proposals maps, therefore, the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy HE1 The Historic Environment

NPPF

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 126 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 130 – sets out the requirements for development in terms of layout and design.

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) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Consultations

Conservation Officer – No objections

Regulatory Services – No objections subject to standard working hours condition

Ward Councillors – No comments received

Representations

None

Assessment

Principle of development

The building is designated as Urban Fabric within the 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.

Generally the replacement of roof coverings is permitted development as it falls within maintenance and repair, however, it is subject to replacement of like for like materials. Although the existing building does have concrete tiles, it is predominantly covered by natural slate. As such, the replacement of the natural slate with cement 'slate' is not permitted development and the merits of the replacement will be assessed under the headings below.

The applicant also proposed PV panels. PV panels on a block of flats are permitted development under part 14 'Renewable Energy', Class A 'Installation or alteration etc. of solar equipment on domestic premises' of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed PV panels meet the criteria and conditions set out under part 14 and do not require planning permission.

Visual amenity

Due to the height of the building and the tight nature of the surrounding streets and public vantage points there are limited views of the roof from within the immediate area.

It is a shame that the applicant proposes to replace the existing natural slate tiles with a concrete substitute, however, it is acknowledged that part of the roof coving already includes a non sympathetic concrete tile which does not harmonise with the existing slates. The proposal is to replace both the slates and those concrete tiles for a more uniform and continuous covering. Although the replacements would not be natural slate they would be a relatively thin cement 'slate' with a textured finish to give a look reflective of slate.

Given the mix match of the existing roof coving and the poor state some sections of the roof are in, in this instance the replacement of the part slate part cement coverings with a slate look cement tile is acceptable and would maintain visual amenity, in accordance with Local Plan Policy D1. The building is not listed nor does it sit within a conservation area but it does have some local value. The Conservation Officer has been consulted on the application and has not raised any objections to the proposed works.

The raised monitors do add some character to the building but they are not typical of the area and, as outlined above, they do not contribute significantly to the visual amenity of the streetscene or the character of the area. Their removal will reduce maintenance liability and also allow for a cleaner, more continuous run of the roof covering, as such, there are no objections to the works proposed and visual amenity would be maintained in accordance with Local Plan Policy D1.

In terms of the roof windows, the building already contains a number of these they are just unusual in that they are raised above the surface of the roof. The applicant proposes to remove some of these windows and cover over that part of the roof with the cement 'slates' and where natural light is still needed the windows will be replaced with more traditional roof lights which sit levels with or below the roof covering. Given the construction of the roof and the location of these windows there will be very little impact on visual amenity and arguably the proposed roof windows are more aesthetically pleasing than those that exist.

The applicant also proposes solar panels on the Southern facing roof plains of the first two pitched sections, one of which fronts Springfield Street. There would be a single line of panels on the first roof plain positioned just under the ridge and a double line of panels on the second roof plain. As outlined in the principle section above, the panels would be permitted development. In any case, given the building has a parapet on the front elevation and the panels would be set back, as well as the panels being within the roof fabric rather than on frames, they would not be overly prominent or detrimental to the visual amenity of the streetscene or wider area.

The other works proposed such as the replacement of the rain water goods and installation of airbricks would either fall under maintenance and repair or be 'di-minimus'. In any case, they would not be detrimental to visual amenity.

Residential amenity

There would be some noise and disturbance generated during the carrying out of the works and, as such, a condition will be recommended to limit working hours.

The actual works proposed would not have a significant impact on the residential amenity of the residents of the building, or those in neighbouring buildings. There are no extensions proposed and the height and the mass of the roof would be reduced with the removal of the monitors. The proposed roof lights/windows would be in a similar position to the existing ones and would have a high sill height in any case, as such, privacy levels would be maintained.

As a result of the comments above, residential amenity would be maintained, in accordance with Local Plan Policy GD1.

Highways considerations

There could be some disruption in the short term during construction but the existing parking, turning and manouvering facilities at the property would not be impacted in the long term, in accordance with Local Plan Policy T4.

Summary

On balance, although the loss of the natural slate roof covering is a negative, the fact that the roof would have a simple, continuous run of a single material is a positive in terms of visual amenity. In addition, the proposed materials for the roof, although not natural slate, are an acceptable 'slate' alternative which are an improvement on the existing cement tiles on part of the roof. The lack of junctions and joints within the roof due to the loss of the monitors and some of the openings would also be a benefit to the maintenance and life span of the roof. As a result, the proposed works are acceptable and the meet the requirements of Local Plan Policies D1 and GD1.

Recommendation

Approve subject to conditions