
2024/0875 & 2024/0876

Mr Keith Widdowson

14 College House, Huddersfield Road, Barnsley, S75 1DS

Removal of existing window frame and cavity wall and installation of new doors and frames
(Planning Application & Listed Building Consent).

Site Description

The application relates to a ground floor apartment positioned to the north-west front corner of the former Barnsley College - a grade II-listed building first listed in 1986. The building was purpose built in the early c20 as a school for girls and then converted to form 63no. residential apartments in 2004. The building has a symmetrical facade with a central doorway facing Huddersfield Road and is made from brick with ashlar dressings and has a Westmorland slate roof. The building occupies a large corner plot bounded by Hall Balk Lane to the south and Huddersfield Road to the west. The Barnsley, Huddersfield Road Conservation Area is also located to the south.



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Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. The application property is a grade II-listed building and is adjacent to the Barnsley, Huddersfield Road Conservation Area located to the south. The following policies are therefore relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic areas or Landscapes.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Heritage impact statements.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Consultations

Conservation Officer	No objections.
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Representations

This application was advertised by a site notice and press notice, both expiring 22nd November 2024. No representations were received.

Assessment

Principle of Development

Development comprising alterations to a listed building are considered acceptable in principle if the proposals would be proportionate, would adopt a sympathetic design and would respect architectural detail. Development should also not detrimentally affect the amenity afforded to adjacent properties, including visual amenity and highway safety, and should also respect, conserve and enhance the significance and setting of the borough's heritage assets and should not significantly alter or detract from the character of the street scene.

Design, Heritage and Visual Amenity

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The application property is the former Barnsley College - a grade II-listed building first listed in 1986. The building was purpose built in the early c20 as a school for girls. The building has a symmetrical facade with a central doorway facing Huddersfield Road and is made from brick with ashlar dressings and has a Westmorland slate roof. The building is of significant historical and architectural interest to Barnsley. While the building was converted from a college to form 63 residential apartments, the change of use does not detract from the significance of the building.

The proposed development comprises the removal of an existing window frame and low-level cavity wall and the installation of new double doors and small clerestory window on the north-west facing side elevation of the building. The double doors are to be made of hardwood and would have a solid infill bottom panel with the frame colour to match existing. A Heritage Statement submitted in support of the proposals sets out that the development is proposed to improve the means of escape within the affected apartment for the current occupant who experiences mobility difficulties and currently has to negotiate a small number of trip sills and a staircase. The development is therefore justified and would provide necessary means of access and escape in case of an emergency. Moreover, the proposed alterations are minor and would be sympathetic to the listed building, retaining original elements such as the two higher level windowpanes, and frame. The proposed use of hardwood for the double doors would also remain in-keeping with the building's architectural history. Despite being a modern alteration, the symmetry of the building would be preserved, ensuring that the alterations would not draw undue attention. No objections were made by the Council's Conservation Officer.

The development is therefore considered to conserve or enhance the character and appearance of the grade II-listed building in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development is also considered to comply with Local Plan Policy HE1: The Historic Environment, Local Plan Policy HE3: Developments affecting Historic Buildings and Local Plan Policy D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Residential Amenity

Development is considered acceptable in principle if it would not result in an unacceptable increase in pollution which could otherwise affect or cause nuisance to the natural and built environment or to people and would not be detrimental to the amenity afforded to adjacent properties.

Whilst the change from a window to a door could have some impact in relation to reduced levels of outlook and reduced access to natural light for the occupant(s) of the affected apartment, high-level windowpanes would be retained, and the internal habitable areas would continue to be served by a number of windows on the south-west and south-east facing elevations. It is therefore not considered that the development would significantly detrimentally impact the amenity of the occupant(s) of the affected apartment. The proposal would not result in increased levels of overshadowing, overlooking and loss of privacy, or reduced levels of outlook in relation to neighbouring properties. Nevertheless, it is acknowledged that there could be some disturbance and disruption during construction works. Whilst this is anticipated to be temporary, a condition will be used to control construction hours.

The proposal would also improve the means of access and escape for the occupant(s) of the affected apartment in case of an emergency.

The development is therefore considered to comply with Local Plan Policy POLL1: Pollution Control and Protection and Local Plan Policy GD1: General Development and is acceptable regarding residential amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety.

The development is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**