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**Ref 2024/0376**

Applicant: Barnsley MBC

Proposal: Layout amendments to Building 13 following the approval of application 2023/1045  
'Comprehensive Refurbishment of B13, 20 and 21 and development of Public Realm Elsecar Heritage Centre, (Listed Building Consent)

Address: Elsecar Heritage Centre, Wath Road, Elsecar, Barnsley, S74 8HJ

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This Listed Building Consent application has been made by a Council employee and relates to a Council owned building. The delegation scheme is clear that applications submitted on behalf of the Council for its own development may not be dealt with under delegated powers before members have had an opportunity to determine whether they wish to call in the application to Planning Regulatory Board, or to agree to delegate the decision to the Head of Planning.

No objections have been received.

### **Site Description**

Elsecar was transformed in the late 18th and 19th centuries into a centre of ironmaking and coalmining under the patronage of the Earls Fitzwilliam. Workshops were established at Elsecar to serve the various industries hosted by the Fitzwilliam estate.. Following closure of the last coalmine in 1984, the workshops are now owned by Barnsley Metropolitan Borough Council who purchased them from British Coal in 1988. The site was re-opened in the early 1990s as the Elsecar Heritage Centre.

This application relates to building 13. Building 13 is located to the North of the site and is a 2 storey former railway building which is Grade II\* listed. The ground floor of the building is used as a children's nursery and the first floor is storage and studios. Building 20 is to the East of the site adjacent to the railway line and is attached to building 21. It is Grade II\* listed and was a former iron works rolling mill. It is currently used for storage. Building 21/21a is located to the East of the site and attached to the north of building 20. The building is Grade II\* listed and was a former iron works rolling mill. It is currently used as an events space.



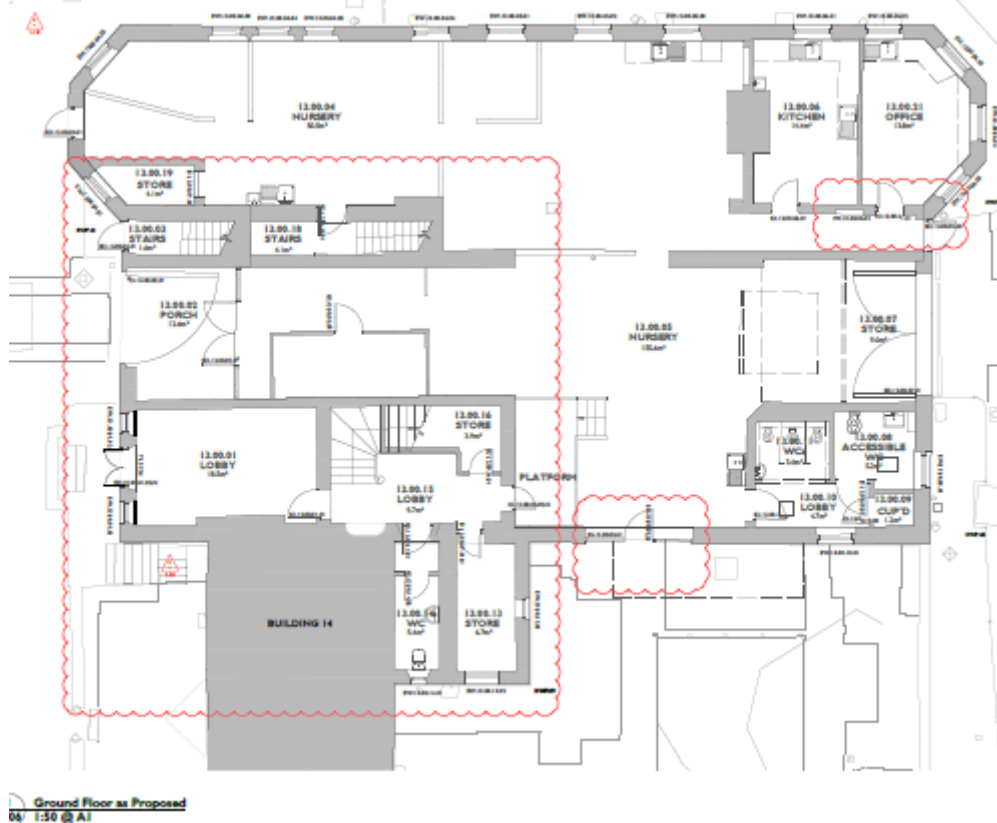


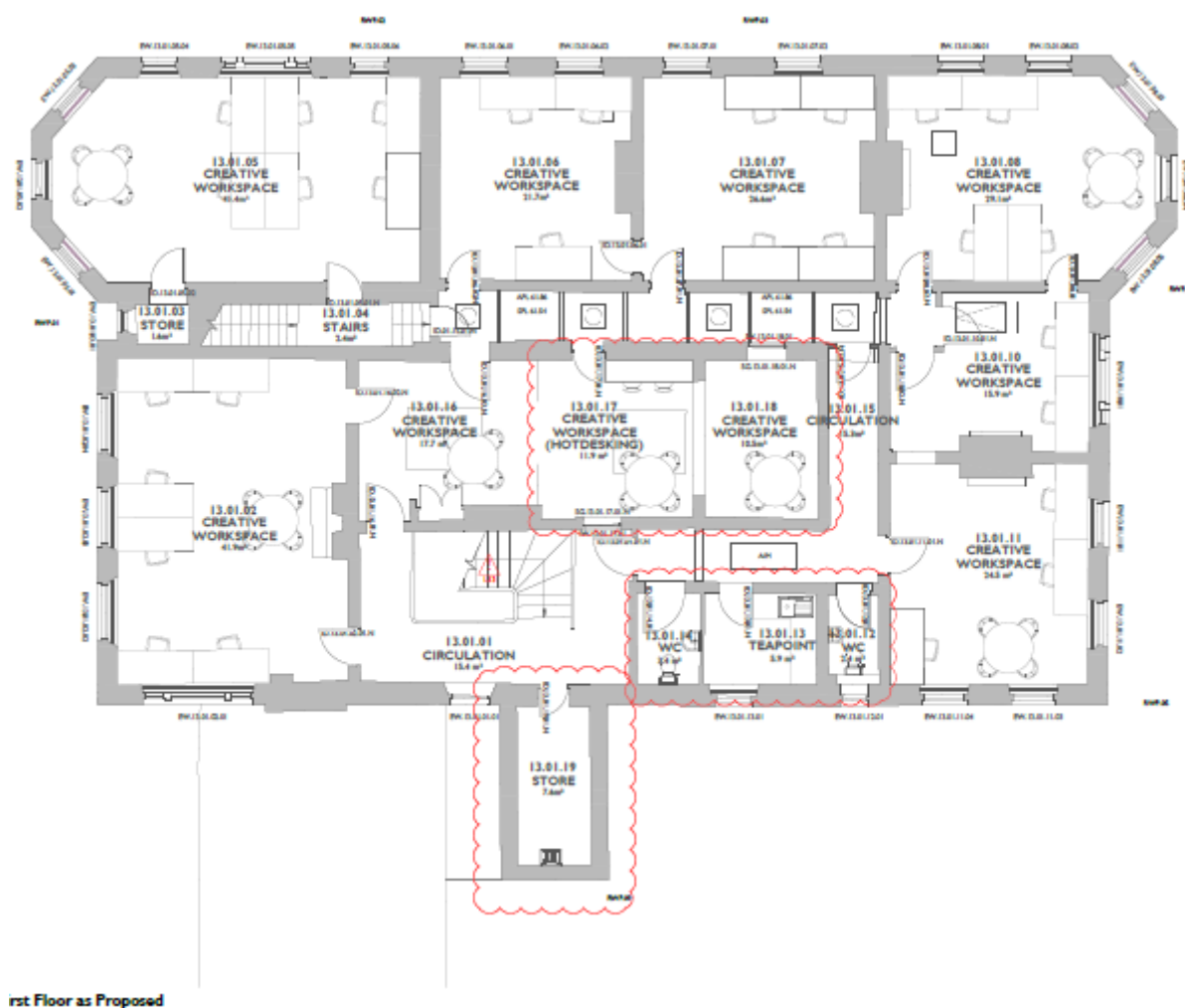
Surrounding the site to the South West is a pub, housing and car parking, to the North is a village hall and housing, to the North East is temporary car parking, housing and businesses and to the East is the railway line and housing with woodland beyond. The Trans Pennine Trail also runs adjacent to the site.

### Proposed Works

Following on from the approval of Listed Building Consent 2023/1045, the ground floor tenants of building 13 had some concerns with the proposed works and potential impact on their business. As such, the current design largely omits the bulk of the works proposed to the ground floor. Previously the proposal was to reconfigure the ground floor as the new site visitor centre. The partition removal at the ground floor, the alteration of the lobby entrance, platform lift, and lift shaft have all now been omitted. The plans indicate the first-floor changes remain (creation of creative workspaces with associated user facilities), but these have been amended to account for the omission of the structural interventions between the floors (lifts etc.), and the required changes to mechanical and electrical services.

The works previously approved to buildings 20 and 21 would remain as previously approved.





## Policy Context

Listed building consent applications are not determined under S38/6 presumption in favour of the development plan. However, development plan policies are a material consideration, and will inform consideration of the application.

## Local Plan

The Local Plan was adopted by the Council in January 2019.

The Local Plan review was approved at the full Council meeting held on 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.

As well as being part of a Grade II\* listed building, the application site is in Elsecar Conservation Area and also within Urban Fabric as designated in the Local Plan. The following policies are relevant:

**Policy GD1 General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**Policy D1 High Quality Design and Place Making** – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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 HE3 Developments affecting Historic Buildings** – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

**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.

In respect of this application, the NPPF includes policies in relation to the requirement to identify and assess heritage significance including the setting and the effect of a proposal (paras 200 and 201); the need to give great weight to an asset's conservation, irrespective of the degree of harm (para 205); and that any harm to or loss of significance will require clear and convincing justification (para 207)

### **Consultations**

Historic England – Supportive of the application subject to the HIA being made available.

Conservation – No objections

Ward Councillors – No comments

### **Representations**

The application was advertised by way of site notices. No objections have been received.

### **Assessment**

#### Principle

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal 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.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification.

In terms of this specific proposal, the principle of improving the fabric of the buildings and increasing access to facilitate visitors fully enjoying this important building is supported and will hopefully provide a sustainable future for the Heritage Centre. Furthermore, the principle of works to building 13 was established following the approval of application 2023/1045. The potential impact of the revised proposal will be fully assessed under the headings below;

#### Visual Amenity and Impact on the Historic Environment

The former Fitzwilliam railway station is currently used at the ground floor as a nursery. However, upstairs the building is underutilised and in need of works to repair its fabric and make areas of the roof watertight.

As outlined above, this application follows on from the approval of 2023/1045 which included works to building 13 such as creating a visitor centre on the ground floor, incorporating lifts and refurbishing the upper floors. However, the scope of works is now less, with the omission of the bulk of the ground floor alterations and fewer interventions to the historic building. It's a shame the visitor centre will not be accommodated within the former Earls Railway, however, given the previous application for a larger scope of works was supported, this reduction in scope is acceptable and the first floor works will function in isolation.

#### Residential Amenity

The Heritage Centre is immediately adjacent to a number of existing residential and commercial properties. However, this proposal actually omits an element of the previously approved scheme and the revisions would not negatively impact residential amenity. Therefore, the development accords with Local Plan Policy GD1.

#### Conclusion

This application follows on from the approval of application 2023/1045 where the principle of the works to building 13 was established. This application simply makes some revisions to that application by removing some elements including the visitors centre and internal lifts. The repair works within the application are still highly beneficial and together the design is well informed and acceptable. Historic England and the Councils Conservation Officer have been consulted on the application and no objections have been raised. Ultimately, the application is consistent with S.16(2) of the Act and, Local Plan HE1, and HE3 and is therefore recommended for approval.

#### **Recommendation**

**Grant** subject to conditions

*The works authorised by this consent shall begin no later than three years from the date of this consent.*

*Reason: In order to comply with the provision of Section 18 of the Planning (Listed buildings and Conservation Areas) Act 1990*

*The works authorised by this consent shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.*

*EFAS-PUR-13-01-DR-A-1015 'Building 13 Removals and Alterations'*

*EFAS-PUR-13-01-DR-A-2005 'Proposed First Floor'*

*EFAS-PUR-13-01-DR-A-2009 'First Floor Reflected Ceiling Plan'*

*EFAS-PUR-13-01-DR-A-2015 'First Floor Fire Strategy'*

EFAS-PUR-13-01-DR-A-3011 'First Floor- Floor Finishes'  
EFAS-PUR-13-01-DR-A-3013 'First Floor – Wall Finishes'  
EFAS-PUR-13-GF-DR-A-1016 'Ground Floor Removals and Alterations'  
EFAS-PUR-13-GF-DR-A-2006 'Proposed GF Plan'  
EFAS-PUR-13-GF-DR-A-2008 'Ground Floor Reflected Ceiling Plan'  
EFAS-PUR-13-GF-DR-A-2016 'Ground Floor Fire Strategy'  
EFAS-PUR-13-GF-DR-A-3010 'Ground Floor-floor finishes'  
EFAS-PUR-13-GF-DR-A-3012 'Ground Floor-wall finishes'  
EFAS-PUR-13-XX-DR-A-3002 'Repairs Southeast Elevation'  
EFAS-PUR-13-XX-DR-A-3003 'Repairs elevations short'  
EFAS-PUR-13-XX-DR-A-3821 'Door Type Elevations'  
EFAS-PUR-13-XX-DR-A-3901 'Glazing Details'

*Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.*

*During construction works, activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or 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*