



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0961
<b>Proposal</b>	2025 0961 C of U Vacant Chapel (Class F1) to Self-Storage (Class B8) Old Wesleyan Chapel Hoyland Road Hoyland Common
<b>Address</b>	Old Wesleyan Chapel Hoyland Road Hoyland Common
<b>Date of Consultation Reply</b>	181225 and 100226
<b>Consultee</b>	Tony Wiles Senior Conservation Officer

### Consultation Assessment and Justification

The main consideration is:

- Whether or not the proposal would harm the heritage significance or impact on the setting of a Non-Designated Heritage Asset (NDHA)

#### Policy

Where Planning Permission is required, the effect on a NDHA will be a material consideration.

NPPF 207 / 208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 212: Great weight is given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1 The Historic Environment

Barnsley Local Plan Policy HE3 Developments affecting Historic Buildings

#### Conservation Comments:

This application requests permission to change the use of the former Wesleyan Chapel on Hoyland Road, Hoyland Common from a place of worship to B8 – self storage. The proposal proposes no external alterations, but internally the auditorium and worship space will be demolished with a first and second floor inserted to provide storage space.

The application includes no heritage impact statement or explanation of the heritage significance of the building. Wesleyan Chapels originated with the Methodist Wesleyan movement in the late C18. Surviving Wesleyan chapels are relatively common from the mid to later C19, and this example is dated (re-building) to 1894. However, the building is not the first Methodist Chapel on this site with a former building visible on the 1890 OS six-inch survey (see below).



1890

Externally, the chapel has an imposing stone-built frontage facing north onto Hoyland Road. This elevation retains much of its original detail, including a three bay / two (large) storey façade with a Flemish Gable, and a pediment at its apex. Smaller carved pediments top openings at ground floor level and there is a later porch (with pedimented inscribed date stone) covering a large three light mullioned opening (the top of which is just visible). At first floor level the windows are arched with voussoirs and the original frames and stained glass appear to be in situ. The side and rear elevations are much plainer and forgo ornamental detail for a robust but simple vernacular style in coursed stone with stone heads and cills. The roof retains its original Welsh Slate Covering. Whilst I know nothing of the interior or the condition of the building inside beyond its general layout, I can see from the plans it appears to retain its original auditorium, stage, and upper seating areas within. In terms of its character and quality I'd class the building as a non-designated heritage asset of some local value. Listed Wesleyan Chapels are somewhat rare in Barnsley but include the Salem Reform Chapel in Barnsley town and the United Methodist Free Chapel on Spark Lane. As such I feel this chapel is unlikely to be worthy of national listing. However, the front elevation is clearly of some quality and despite its condition contributes positively to the street scene. If it were in a decent state of repair, the building would obviously contribute far more. In terms of the internal changes, I would need to know more about the condition and degree of survival of original features to pass judgement on the proposal and whether total internal demolition and replacement is justified. I understand the building appears to have been vacant for some time following its former use as a kitchen showroom. As such, a new use that preserves the building fabric and its overall survival may be acceptable. However, this would need a fair degree of justification if that survival involved the wholesale loss of the internal worship space its existing plan form / arrangement or other features of merit.

In summary, despite its condition the building has local heritage interest and has a degree of architectural, historic and communal value. Consequently, a heritage impact assessment setting out any existing features of merit, their degree of survival, and the justification for their loss would be required for me to support the current proposal. Without it I feel it is unlikely to be in accordance with HE1e, HE3, or allow an adequate balanced judgment as per NPPF 216.

#### **Comments 100226**

Following receipt of the heritage statement and the associated photo appendix (as requested on 181225) I note that:

*'All of the pews, the pulpit and choir stalls have been removed'*



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And:

*'The rear room contains an open plan area and stage. There are very few other internal features to note such as joinery, lighting and decorative features. The doors throughout the building are of no significance'*

The lack of structures and features associated with the former place of worship and the obvious structural issues, subsidence and dilapidation including cracking, propping, internal decay (tongue and groove) are of note. Whilst the superstructure and general arrangement remain, I appreciate the internal alteration including the removal of the floors and internal structures could be carried out under permitted development. The existing internal arrangement and some surviving fabric remains, but I accept it has been altered and some has been removed eroding the significance of the NDHA. Ultimately, whilst I feel there is some harm in allowing the removal of floors etc. I am cognisant of the need for a new use for this building, without which it may be lost completely. As such, I feel on balance the internal alterations are justified in order to retain the envelope and in particular the façade of this former chapel.

Consequently, I accept the justification for the development and raise no further comments or objections.

**NO OBJECTIONS**

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**

**Planning Obligations required:**