
2024/0869

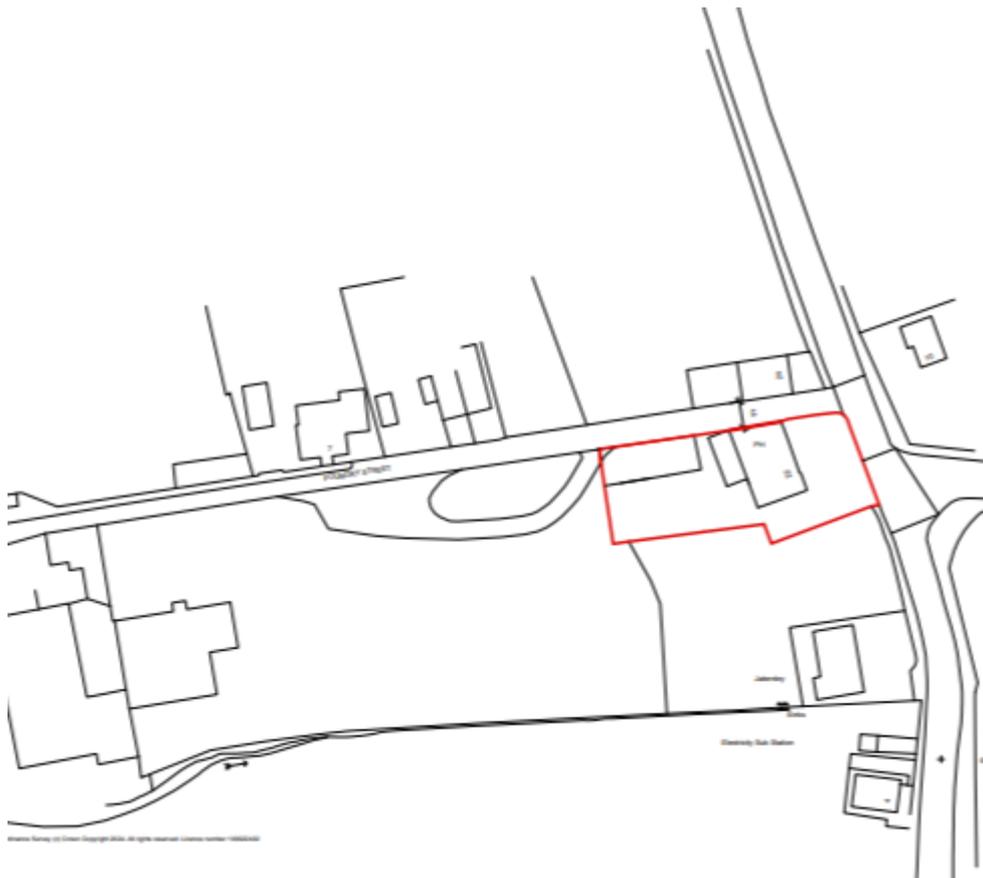
Simon Sangha

Crown Inn, 22 Hill Street, Elsecar, Barnsley, S74 8EL

Rear conservatory roof replacement and internal alterations.

Site Description

This application relates to a locally listed public house – The Crown Inn – in the Elsecar Conservation Area. The building is constructed of coursed sandstone with scored lintels, central tooled keystones and a string course, and comprises two storeys with a modern tiled pitched roof. To the rear of the building is an existing single storey conservatory extension and a first-floor terrace area with outdoor seating and vehicular parking also to the front and rear. Above the public house is a residential flat. The building is positioned opposite of the junction of Hill Street with Church Street, and Foundry Street runs along the north side of the building.



Planning History

There is an extensive planning history associated with this application site. However, the most recent application is:

1. 2014/0441 – Erection of rear conservatory extension to building. – Approved.

Proposed Development

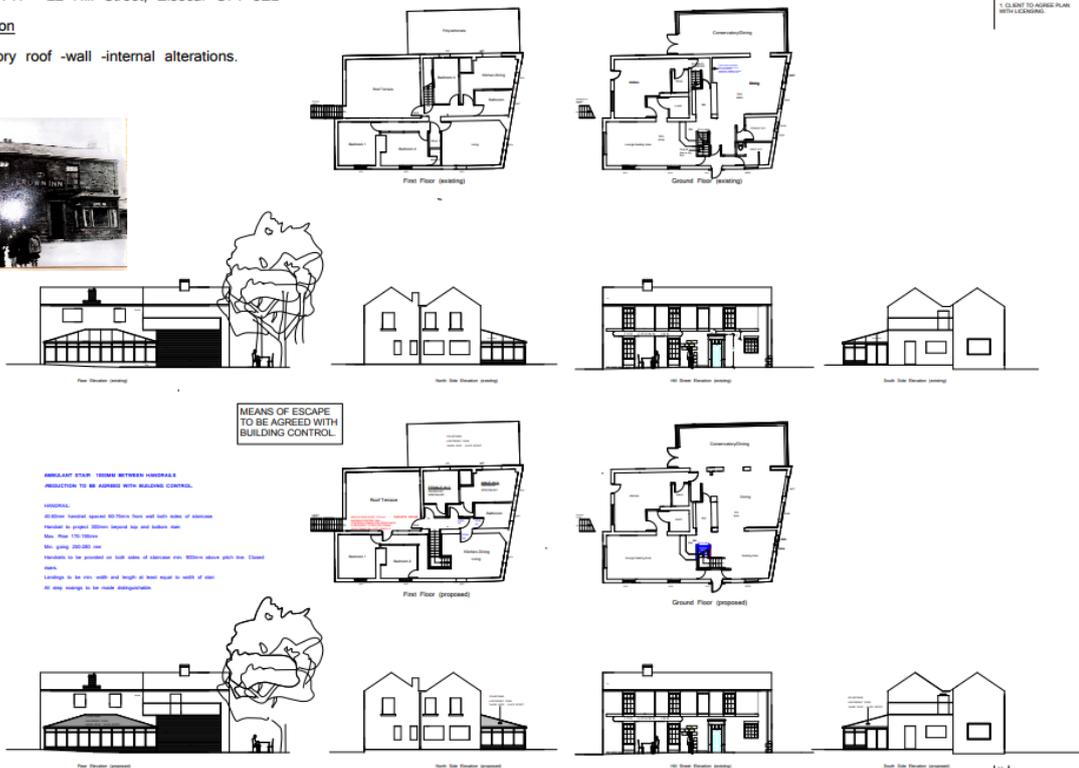
During the application process, the proposal was amended to remove a proposed front extension.

The applicant is seeking permission for a replacement roof to an existing rear conservatory extension and internal alterations.

The Crown Inn PH - 22 Hill Street, Elsecar S74 8EL

Project Description

- Rear conservatory roof -wall -internal alterations.



Notes/Advantages

Notes/Advantages	Notes/Advantages	Notes/Advantages	Notes/Advantages
1. The proposed development is in accordance with the planning conditions of the existing planning permission.	2. The proposed development is in accordance with the planning conditions of the existing planning permission.	3. The proposed development is in accordance with the planning conditions of the existing planning permission.	4. The proposed development is in accordance with the planning conditions of the existing planning permission.

Address	Postcode	County	Region	Country
The Crown Inn PH	S74 8EL	West Yorkshire	Yorkshire and the Humber	England

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 – Town Centre

The application site is in the Courthouse Campus District of Barnsley Town Centre. The application building is also a grade II-listed building located in the Regent Street, Church Street and Market Hill Conservation Area. 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)

- ***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.***

Paragraph 203. 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.*

Paragraph 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

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

Other Material Considerations

- **Elsecar Conservation Area Appraisal.**

Consultations

Conservation Officer	No objection.
Heritage and Museums	No response.
Highways Development Control	No objection.
Local Ward Councillors	Councillor Franklin – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site and press notice were used, expiring 22nd November 2024 and 29th November 2024 respectively. No representations were received.

Assessment

Principle of Development

The application property is a locally listed building within the Elsecar Conservation Area. Local listing is not a statutory designation and therefore locally listed buildings are not protected by legislation and do not require listed building consent for development works. As such, purely internal alterations are lawful pursuant to section 55(2)(a) of the Town and Country Planning Act 1990 (as amended).

In accordance with paragraph 212 of the National Planning Policy Framework (NPPF), local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets, to enhance or better reveal their significance. Development that would preserve those elements of setting that make a positive contribution to the asset, or which better reveal its significance, should be treated favourably.

Development comprising alterations to a locally listed building are considered acceptable in principle if the development would be proportionate and would adopt a sympathetic design and would respect architectural detail. Development 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.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which could otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

Design, Heritage and Visual Amenity

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) require special regard to be had to the desirability of preserving a conservation area or its setting or any features of special architectural or historic interest which it possesses.

This application relates to a locally listed public house – The Crown Inn – in the Elsecar Conservation Area. The building is constructed of coursed sandstone with scored lintels, central tooled keystones and a string course, and comprises two storeys with a modern tiled pitched roof. The building contributes significantly to the group value within the recently extended conservation area. The local listing was confirmed as one of the outputs of the Elsecar Heritage Action Zone.

During the application process, the proposal was amended to remove a proposed front extension. It was considered that the loss of the existing external doorway and surround, which are at least 100 years old, would have been regrettable, and unacceptable from a heritage perspective. As a possible alternative, it was suggested that a potential solution could be to re-instate a historic bay shown on a photograph included within an accompanying planning statement, which would have allowed the existing door to remain in situ, but locked or fixed closed, with a new doorway immediately next to it. However, the applicants considered that the retention of the existing door and the re-location of the front extension would not meet their internal layout requirements. Consequently, the proposed front extension was omitted from the proposal with additional internal alterations, including the re-location of ground floor toilets to the first floor, being pursued instead. As local listing is not a statutory designation and is not protected by legislation with no requirement for listed building consent for development works, purely internal alterations can be carried out without permission as they are lawful pursuant to section 55(2)(a) of the Town and Country Planning Act 1990 (as amended).

The proposed replacement slate effect roof to the existing rear conservatory represents a relatively minor change that would be an improvement on the existing roof. The proposed development would not contribute to substantial or less than substantial harm to the heritage significance of the locally listed building or the conservation area group value. The conservatory is located to the rear of the building and is not a prominent feature in the street scene of Hill Street. The conservatory is also a modern addition and does not therefore contribute significantly to the conservation area group value. The proposed development would not fundamentally alter this.

Considering the above, the retention of the historic doorway and its surround on the building frontage is welcome. It preserves an element of design that contributes significantly to the building's aesthetic appeal and heritage significance. The proposed change to the rear of the building is restrained and would have an overall negligible impact. The Council's Conservation Officer was consulted, and no objections were received regarding the revised scheme. As such, this weighs significantly in favour of the proposed development.

The development is therefore considered to conserve or enhance the character and appearance of the Elsecar Conservation Area and the locally listed building in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The development is also considered to comply with Local Plan Policy HE1: The Historic Environment, Local Plan Policy HE3: Developments affecting Historic Buildings, Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes, and Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

The proposal would not contribute to significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook. However, there could be some potential disturbance and disruption because of construction works, and although any potential impact is anticipated to be temporary, a condition will be used to control construction hours. Subject to conditions, this weighs modestly in favour of the development.

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

Highway Safety

The development would not be prejudicial to highway safety as the existing servicing and vehicular parking arrangements would be retained. This weights modestly in favour of the development.

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

Planning Balance and Conclusion

This application relates to a locally listed public house – The Crown Inn – in the Elsecar Conservation Area. The building is constructed of coursed sandstone with scored lintels, central tooled keystones and a string course, and comprises two storeys with a modern tiled pitched roof. To the rear of the building is an existing single storey conservatory extension and a first-floor terrace area with outdoor seating and vehicular parking also to the front and rear. Above the public house is a residential flat. The building is positioned opposite of the junction of Hill Street with Church Street, and Foundry Street runs along the north side of the building.

The proposed development relates to a replacement roof to an existing rear conservatory extension and internal alterations.

The omission of the front extension from the proposal during the application process addresses any initial concerns with the proposed development. The proposed replacement slate effect roof to the existing rear conservatory represents a relatively minor change that would be an improvement on the existing roof and would not contribute to substantial or less than substantial harm to the heritage significance of the locally listed building or the conservation area group value. As such, the proposed development is considered acceptable, and the planning balance tilts in favour of the proposal. This application is therefore recommended for approval.

**Recommendation -
Approve with Conditions**