Appendix 5

Listed Buildings Photographs

Appendix 5 - Photographs

Photograph 1: Eldon Street (Bank)



Source: Planning Potential Site Visit

Photograph 2: 1, 2 and 4 Market Place



Source: Planning Potential Site Visit

Photograph 3: 45 Wellington Street



Source: Planning Potential Site Visit

Photograph 4: 33 Wellington Street



Source: Planning Potential Site Visit

Photograph 5: 33 Wellington Street



Source: Planning Potential Site Visit

Photograph 6: 1a Peel Square



Source: Planning Potential Site Visit

Photograph 7: 1-3 Peel Square



Source: Planning Potential Site Visit

Photograph 8: 5 Peel Square



Source: Planning Potential Site Visit

Photograph 9: 7 Peel Square



Source: Planning Potential Site Visit

Photograph 10: 15 Market Hill



Source: Planning Potential Site Visit

Photograph 11: 7 Market Hill



Source: Planning Potential Site Visit

Photograph 12: 14-16 Market Hill



Source: Planning Potential Site Visit

Photograph 13: 12 Market Hill



Source: Planning Potential Site Visit

Photograph 14: 11 Church Street



Source: Planning Potential Site Visit

Photograph 15: 8 Regent Street



Source: Planning Potential Site Visit

Photograph 16: 10 Regent Street



Source: Planning Potential Site Visit

Photograph 17: 2 Eastgate



Source: Planning Potential Site Visit

Photograph 18: 3 Regent Street



Source: Planning Potential Site Visit

Photograph 19: 5-7 Regent Street



Source: Planning Potential Site Visit

Photograph 20: 12 Regent Street



Source: Planning Potential Site Visit

Photograph 21: 14 Regent Street



Source: Planning Potential Site Visit

Photograph 22: 16 Regent Street



Source: Planning Potential Site Visit

Photograph 23: 13-15 Regent Street



Source: Planning Potential Site Visit

Photograph 24: 17-19 Regent Street



Source: Planning Potential Site Visit

Photograph 25: 21 Regent Street



Source: Planning Potential Site Visit

Photograph 26: 23 Regent Street



Source: Planning Potential Site Visit

Photograph 27: 37 Regent Street



Source: Planning Potential Site Visit

Photograph 28: 24 Regent Street



Source: Planning Potential Site Visit

Photograph 29: The Civic, Eldon Street



Source: Planning Potential Site Visit

Photograph 30: George Yard, Hansen Street



Source: Planning Potential Site Visit

Photograph 31: Temperance House, Pitt Street



Source: Planning Potential Site Visit

Appendix 6

Officers Report

2016/1162, 2016/1164, 2016/1165 & 2016/1166

Paddy Power

Display of 4no. internally illuminated fascia signs and 1no externally illuminated projecting sign and listed building consent

30 Market Hill, Barnsley

Description

The stone built Grade II listed building is located on the corner of Eldon Street and Market Hill, on the periphery of the Regent Street/Church Hill/Market Hill Conservation area and the principle shopping area. The building comprises three levels and adjoins a number of similar styled properties constructed from Ashlar with a slate roof feature.

Proposed Development

This report is to cover four applications relating to the ground floor of the former Yorkshire Building Society, 30 Market Hill, Barnsley and includes:

2016/1162 Display of signage
2016/1164 Change of use from A2 to Sui Generis betting shop
2016/1165 Installation of satellite dishes and air conditioning units
2016/1166 Listed building consent for the display of advertisement, internal alterations , installation of satellite dishes and air conditioning units and the external painting of the existing windows

Policy Context

UDP Allocation - none

Saved UDP Policy
Policy S1 – Shopping/Commercial Centres – states that all new retail development will be permitted only within the Central Shopping Area of Barnsley Town Centre and in the defined Principle Shopping and Commercial Centres. New retail developments which extend and enhance the range of goods, consumer choice and the provision of amenities and facilities available will be particularly encouraged.

Policy S2 – Shopping/Commercial Centres – states that retail development will be permitted within the principle Shopping and Commercial Areas.

Policy BE6D – consent to display an advertisement will only be granted where the proposal would not be injurious to amenity, by virtue of size, position, location or proliferation and, where appropriate, level of illumination; and where the proposal would not be prejudicial to public safety.

Policy CSP 26 – New Development and Highway Improvement – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

Policy CSP 30 – Historic Environment – states that within borough, to ensure that development which affects the historic environment will be expected to protect or improve the character and/or appearance of Listed Buildings and Conservation Areas

Policy CSP 31 – Town Centres – states that support will be given to maintaining and enhancing the vitality and viability of Barnsley Town Centre and that the majority of new retail and town centre development will be directed here.

Policy CSP 40 – Pollution Control and Protection – states that development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise smell, dust or other pollution which would unacceptably affect or cause a nuisance to the surrounding environment.

SPD – Advertisements. The council is unlikely to grant consent for: Advertising Hoardings, including poster panels, signs on shops above fascia level, signs on business premises above facia level, signs which appear out of scale or character with the building or locality.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Local Plan Publication Draft 2016

Allocation – Secondary Shopping Frontage

Policy TC2 Primary and Secondary Frontages – states that within the primary and secondary shopping frontages in Barnsley Town Centre ground floor should be predominantly retail in nature. Financial and Professional Services (Class A2) will be acceptable. Other uses may be acceptable providing that the vitality and viability of the primary shopping area is not negatively affected.

Policy BTC20 The Lanes – states that all new development within the lane district must have an active frontage at ground floor levels an

Consultations

Highways DC – No objections
Conservation Officer – No objections subject to conditions
Regulatory Services – No objections
Civic Trust – Objections in relation to the use of the Grade II listed building as a betting and the proliferation of such within the vicinity
Ward Councillors – No comments
Culture, Sport & Tourism - No comments
Regeneration Projects – No comments

Representations

A site notice was posted adjacent to the site; representations have been received in relation to applications 2016/1164 & 2016/1166. These comments relate to the use of the building as a betting shop and that a more suitable use should be considered given the buildings unique location at the gateway to the vistas towards the Town Hall and Town Hall Gardens; in addition the number and calibre of gatherers around the area.

Assessment

Change of Use
Prior to April 2015 betting offices and payday loan shops were situated within Use Class A2 (financial services).
Following a consultation, amendments were made to the General Permitted Development Order to remove betting shops and payday loan shops from the A2 Financial Services class, so that councils can manage potential clustering within the principle shopping areas.

The main issue when determining proposals for betting offices is the impact it will have on the vitality and viability of the shopping centre. Policy tends to protect, support and promote the role of existing shopping centres, particularly to achieve a balance of shops and appropriate uses, and to encourage the retention of shops. The major consideration is that a harmful concentration of non-retail use should not be created or added to.

The premises are situated at the corner of Market Hill and Eldon Street and are not located within the principle shopping frontage and as such it is considered that the introduction of the premises would not lead to the loss of retail floor space within the town centre, given the premises previous use as a building society.
It is acknowledged that there are other betting shops within the town centre, the closest being located on Market Hill and approximately 40m from the premises; the others are located 86m, 175m and 230m from the application site.
It is therefore considered that the proposed change of use would not have a detrimental impact on the character of the town centre.

Signage
The applicant is not proposing their standard signage and branding for the unit and has opted for a heritage style approach which would respect the character of the building and the wider Conservation area and is not dis-similar to that what was installed on the building by the prior occupier and the signage located on the opposing property, the Yorkshire Bank.
The proposed signage is modest in size and is sufficient to identify the building and does not appear out of character with the building nor would it adversely affect the special architectural or historic character of the listed building.
There are signs within the immediate area with differing styles, materials, size and levels of illumination. The proposed signage is not too dissimilar to that which it replaces and will be illuminated, however the proposal will not be out of character with the area, increase disturbance or be a visually intrusive feature within the street scene and as such is considered acceptable and in compliance with in compliance with Unitary Development Plan policy BE6D and Core Strategy Policy CSP 30

Air Conditioning unit and Satellite Dishes
The proposed air conditioning units and satellite dishes are to be located on a flat roof element of the building beyond the Market Hill façade.
Due to the location and height of the flat roof element, the proposed air conditioning units and satellite dishes would not be visible from public vantage points and therefore are considered acceptable. In addition the location of such would not have a detrimental impact on the character of the listed building and is acceptable.

The applicant proposes to make some internal alterations to the premises; however the special architectural character of the internal fabric has been eroded overtime and the modest changes proposed under these applications would not erode it further.

The applicant initially proposed to paint the ground floor windows in a heritage green similar to the corporate colours of the application; however this was not considered appropriate given the buildings prominence at the gateway to the Town Hall and associated Gardens and subsequently amended plans were submitted to change the window colour from green to grey, to match the windows on the opposing Yorkshire Bank.

Highway Safety

It is considered that the proposed signage is of a size and power (250cd/m) which will not cause a distraction to road users, or be detrimental to highway safety.

Conclusion

It is therefore considered that the proposed alterations would not have a detrimental impact on the character of the listed building or upon the character of the conservation area and wider street scene and as such is acceptable and in compliance with Core Strategy Policy CSP 29, 30 &31 and Saved UDP policy BE6D and SPD - Advertisements

Recommendation

Approve subject to conditions

Appendix 7

Photograph – Paddy Power, Newcastle


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