

Design & Access Statement

Application for Planning Permission -

Proposal: Demolition of Existing Derelict Out-Building(s) and Extension including Conversion of vacant Building into Use Class E Shops or Retail to Ground Floor with C3 Use Class Flats to the Upper Floors.

Site: The Old Crown Inn
6, Market Street
Penistone
S36 6BZ



July 2025

Submitted on Behalf of -
Will Rodgers (The Applicant)

1. Introduction

This Design & Access Statement has been prepared to accompany the Application for Planning Permission; for the demolition of existing derelict out-building(s) and extension including conversion of vacant building into Use Class E Shops or Retail to ground floor with C3 use class flats to the upper floors as illustrated on the application plans.

This statement is to be read in conjunction with the application form and planning drawings that have been submitted for planning permission purposes on behalf of the applicant.

The aim of this statement is to provide further information on the design, layout and its relationship in terms of its character and the surrounding area.

2. Assessment - Site Location

The site is located off Market Street and St. Mary's Street in Penistone town centre.

The existing building is currently vacant and linked to The Old Crown Inn Public House. The space was formally used as a function room with accommodation to the upper floors. Externally, accessed via the yard area consist of single-storey out-building(s) which are disused WC's.

Based on the built form including the site location, the proposal for the mixed-use conversion as described above is suited and brings this part of the site back into use and will allow the building to carry on serving the community.

3. Movement & Circulation

The movement and circulation will not dramatically increase due to the development as the previous use of the site is a town centre location.

On street parking facility is available, although due to the nature of the proposal with regards to the residential use it is envisaged the end-users will not require the need of parking.

As a town centre development good transport links are available.

4. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant.

The proposal makes appropriate use of the area allocated for the proposal and subject to approval the development will commence immediately.

Relevant Planning Policies - The Core Strategy policy identifies the Principal Towns such as Penistone as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. Development in Penistone will be restricted to that which will facilitate Penistone's renaissance as a market town.

CSP31 identifies Penistone as a District Centre with an important role serving localised catchments and meeting more local needs and will direct new retail and town centre uses here.

CSP20 seeks to promote tourism and encourage the growth and development of cultural provision and tourist related development in rural areas such as Penistone will be protected and encouraged to support and diversify the local economy.

CSP21 encourages a viable rural economy and sustainable diversification.

CSP20 Promoting tourism and encouraging cultural provision by encouraging the growth of the tourism business sector within existing centres where possible. Tourist development in rural areas will be protected and encouraged to support and diversify the local economy.

CPS30 The Historic Environment. By maintaining the character and appearance of the building within close proximity of important listed buildings.

5. Design Proposal

The following points have been considered:

- a. The alteration to the existing building will have minimal impact to the site.
- b. The setting and character of the site is to remain largely as existing apart from the addition of the proposal.
- c. The internal alterations have been minimised to reflect the nature of the change of use and the effect on the building.
- d. The demolition of the disused WC's and development does not impact the street scene.
- e. The site comprises of floor area which is suitable to accommodate the proposal and at present is vacant/unoccupied.
- f. The site is considered as a prime location for the development in line with planning guidelines.
- g. The existing setting and character of the site has been taken into consideration and the inclusion of the proposal is considered to fit in well.

6. Appearance

The general form and layout of the proposal has already been described and is as indicated on the application plans.

7. Access

The access to the site is unaffected by the proposal and is to remain as existing.

8. Neighbourhood Consultation

To our knowledge the applicant has not been in contact with the immediate neighbours as they would be unaffected by the proposal.

9. Flood Risk

The risk of flooding from rivers, reservoirs and the sea are of course none existent on this site. The risk of flooding from surface water is not applicable.

10. Summary

The approach taken for this application has been practical based upon the assessments and taken into account the issues raised through consultation and related guidance.

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of the information provided - a grant of planning approval is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by The Local Planning Authority.

Heritage Statement

Proposal:	Demolition of Existing Derelict Out-Building(s) and Extension including Conversion of vacant Building into Use Class E Shops or Retail to Ground Floor with C3 Use Class Flats to the Upper Floors.
Site:	The Old Crown Inn 6, Market Street Penistone S36 6BZ
Grade:	Not Listed
List Entry No.	Not Applicable
District:	Barnsley
Parish:	Penistone

1. Introduction

This statement should be read in conjunction with the application form, design & access statement and accompanying drawings.

The site is part of The Old Crown Inn which has been derelict and unused for a number of years. The existing building is 3 storey stone built with a pitch roof finish and consists of vacant floor areas. The out-building(s) are disused WC's accessed via the external yard area, single-storey stone built with lean-to roof to both and corrugated sheet finish.

2. Assessment of Significance

This site is located within the Penistone Conservation Area and has four listed buildings within close proximity although none will be directly affected by the proposal.

The Listed Buildings located close by with the nearest Entry Names are as follows –

8, Market Street –	Grade II Listed
1 AND 3, Market Street –	Grade II Listed
5 AND 7, Market Street –	Grade II Listed
Midland Bank and Bank Chambers –	Grade II Listed

Further information and details of the Listed Buildings is available on line.

<https://historicengland.org.uk/listing/the-list/map-search>

The below map is an extract from Historic England indicating the listed buildings located within close vicinity of the application site.



Figure 1 - 8, Market Street is a grade II listed building with an entry number of 1151831.



Figure 2 - 1 and 3 Market Street are grade II listed buildings with an entry number of 1314710.



Figure 3 - 5 and 7 Market Street are grade II listed buildings with an entry number of 1286806.



Figure 4 – Midland Bank and Bank Chambers, St Mary's Street is a grade II listed building with an entry number of 1286793.

3. Heritage Impact Assessment

The proposal is designed to minimise the impact on the street scene, the conservation area and adjacent buildings. The development and change of use will have low impact and maintain the original building.

The proposal based on the setting and location being back from the main street minimises the impact of the street scene and the surrounding buildings. The closest listed building is number 8 Market Street with no visible openings overlooking the site.

1 and 3 Market Street, is a two storey former cloth hall, using the reasoning above we believe that the alterations would not affect this building, the same goes for 5 and 7 Market Street further up the hill which itself is a three storey building.

Finally, 2 St Mary's Street (Midland Bank and Bank Chambers) is opposite the application site and is a three storey building not directly facing the site, therefore the impact of this application is again minimised.

4. Justification

The main facade of the existing building is to remain and the disused WC's (out-buildings) demolished and area developed with reclaimed stone work matching existing to suit.

The materials have been chosen to blend and are to be matching existing where required.

5. Conclusion

The proposal based on the location and works including conversions to other local building is considered to fit-in well within this area. The alterations have been designed to be sensitive to the building, the street scene, the conservation area and have minimal impact but still be practical and functional to suit the applicant's needs and the buildings users.