
2024/0651

16 Queen Street, Barnsley, S70 1SJ

External alterations to the building façade including installation of new entrance and frontage, replacement of new ATM, and installation of new roof plant to replace existing and various internal alterations and works.

Site Description

The application relates to a unit occupied by Barclays in a primary shopping area of Barnsley Town Centre. The site is located close to the Glass Works development and forms part of a consistent run of retail units on Queen Street. The unit has an extensively glazed frontage with integrated ATMs and dark blue backing panels framed by tiled pillars and existing fascia and projecting signs featuring corporate branding.



Planning History

There is an extensive planning history associated with the application site dating back to 1984. However, the most recent and relevant applications are as follows:

1. 2012/0701 – Change of use from retail (Class A1) to financial and professional services (Class A2). – Approved.
2. 2012/1181 – Installation of new shop front, automatic entrance doors, 2 no. external ATM cash machines, CCTV camera, 2 no. condensers, 1 heat recovery ventilation unit and replacement ductwork on flat roof. – Approved.
3. 2012/1186 – Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign to shop. – Approved.
4. 2024/0654 – Installation of new fascia and backing panels with replacement external signage, new projecting sign and installation of new ATM surround. – Under consideration.

Proposed Development

The applicant is seeking approval for external alterations to the building's façade including the installation of a new entrance and frontage, the replacement of existing ATMs, the installation of new roof plant to replace existing and various internal alterations and works.

External works would comprise the removal of an existing letterbox, branch nameplate and night safe, the removal of 1no. ATM and the retention and relocation of 1no. ATM with reduced backing panel extent, the removal of existing glazing and the installation of new and increased amounts of glazing with new aluminium window frames and stall risers in silver, including a new entrance door with internal heater over. Existing tiled pillars and return edges would be replaced with new external grade ceramic tiles in matt grey colour with grouting in silver grey. Other works include the installation of a first entry keypad and card reader and a new key entry switch through the glass within the centre of the door opening.

Internal works would be carried out at ground level and first-floor level and would comprise general refurbishment works alongside the minor reconfiguration of internal layouts.

Existing plant on the roof of the building would be replaced with the installation of new plant.

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 site is located within Barnsley Town Centre. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy BTC12: The Markets Area District.***
- ***Policy T4: New Development and Transport Safety.***

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 sections include:

- ***Section 12: Achieving well designed and beautiful places.***

Supplementary Planning Document(s)

- ***Shop front designs.***

Consultations

Local Ward Councillors – No response.
Highways DC – No objection.
Pollution Control – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was placed nearby, expiring 20th August 2024. No representations were received.

Assessment

Principle of Development

Barnsley Town Centre is the dominant urban centre in the borough. To ensure that it continues to fulfil its sub-regional role, support will be given to proposals if they would maintain and enhance the vitality and viability of town centre. In addition, the application site is in the Market Areas District which is a primary shopping area. It is intended that this District remains the focus of retail activity within the town. Any proposal will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Visual Amenity

The application property is in a primary shopping area of the Town Centre which is characterised by existing commercial uses with similar signage and shop frontages.

The proposed scheme would not be a significant departure from the design of the existing shop frontage or those of surrounding units. The reduction in ATMs and subsequent backing panels and the increase in glazing is a welcome change that would appear more inviting with additional benefits such as increased natural light and transparency. The increase in glazing would not appear overly dominant with a more intimate scale achieved by subdividing the glazing with new window frames. The changes to the existing dated tiled pillars and the use of high-quality materials throughout in a consistent colour scheme would further enhance the appearance of the shop frontage. The proposed plant would be similarly located on the roof as existing, and as the plant would be installed at height, it would not be immediately visible from the surrounding public realm.

The proposed scheme adopts a consistent and harmonious approach to design that would integrate positively with the proposed materials and colour palette of the advertisements under consideration under application 2024/0654.

The proposal is therefore considered to comply with *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

The proposed works have the potential to cause nuisance to people who live or work in the locality, and although any potential impacts are likely to be temporary, a condition will be used to control the times in which development related activities can be undertaken. The proposed plant would replace existing plant on the roof of the building which is in a primary shopping area of the Town Centre with limited residential uses.

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 proposed works would not be prejudicial to highway safety.

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

**Recommendation -
Approve with Conditions**