
2024/0556

Mr Allen Parks

Former Queens Hotel, Queens Court Business Centre, Regent Street, Barnsley, S70 2EG

Installation of commemorative plaque to front (north) elevation (Listed Building Consent).

Site Description

The application relates to the grade II-listed former Queens Hotel building located on the corner of Regent Street and Eldon Street and in the Regent Street/ Church Street/ Market Hill Conservation Area. The building is constructed of stone and has three storeys and is currently used as a business centre that is occupied by various users with office-based functions.



Planning History

There is an extensive planning history associated with this site. The most recent applications are:

1. 2019/0259 – Change of use of 2nd floor into provision of healthcare and beauty therapies for people affected by cancer (use class D1). – Approved.
2. 2019/0270 – Change of use of 2nd floor into provision of healthcare and beauty therapies for people affected by cancer (use class D1) - Listed Building Consent. – Approved.

Proposed Development

The applicant is seeking listed building consent for the installation of a commemorative plaque to the north elevation of the building.

The commemorative plaque would be installed to the east side of the central doorway located on the north elevation of the building which faces onto Regent Street. The plaque would be circular in shape and would adot a blue background with white text. The plaque would be approximately 18 inches (0.5 metres) in diameter and would be fitted to the building using two or three screws into the mortar joints.



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 – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation and is a grade II-listed building located in the Regent Street/ Church Street/ Market Hill Conservation Area. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic Areas and Landscapes.***
- ***Policy GD1: General Development.***

Supplementary Planning Document(s)

- ***Heritage impact statements.***
- ***Advertisements.***

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.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Consultations

Conservation Officer – No objection subject to condition.
Historic England – No comments.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by a site and press notice, expiring 16th July 2024 and 26th July 2024 respectively.

No representations were received.

Assessment

Principle of Development

Signage to a listed building or located in a conservation area is considered acceptable if it would adopt a proportionate size and a sympathetic design, would respect architectural detail, and would be located in a way that would respect, conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not significantly alter or detract from the character of the street scene.

Design, Heritage and Visual Amenity

Prior to the submission of this application, the applicant (Barnsley Civic Trust) engaged with the Council's Conservation Officer to agree upon a suitable location and fixings. The proposal is funded by the Eldon Street High Street Heritage Action Zone (HAZ) Project and is part of a wider scheme to install five new commemorative plaques which would replace two of the temporary bright night's plaques and provide three new plaques commemorating people and buildings.

Sections 16 (2), 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building and conservation area or its setting or any features of special architectural or historic interest which it possesses.

The application property is a grade II-listed building that was designated in 1986 and is in the Regent Street/ Church Street/ Market Hill Conservation Area. The building was constructed in the late 1860s from ashlar stone and has many architectural features such as carved eagles, lion heads and carved keystone, including one of Queen Victoria within the elaborate main entrance by the sculptor Benjamin Paylor. The proposal aims to recognise the artistic contribution of Catherine Mawer Master Stonemason, whose studio produced the carved heads and artistic masonry on the former Queen's Hotel building. Benjamin Paylor, her pupil, also referred to on the plaque, was the sculptor involved. The carved heads include not only Queen Victoria but also the first two mayors of Barnsley, and both Catherine Mawer and Benjamin Paylor.

Whilst a smaller plaque would have been preferred, the proposal would adopt a modest size and its design would be reflective of other commemorative plaques that can be found on historical buildings throughout the country. The plaque would be strategically placed to ensure minimal clutter on the building's façade and would provide a positive illustration and interpretation of the building's past use and architectural features.

The proposal is therefore considered to conserve and enhance the character and appearance of the grade II-listed building in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is 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 and Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

**Recommendation -
Approve with Conditions**