
2025/0244

Mr Antony Green

Penistone Coal Drops/Regency House, St Mary's Street, Penistone S36 6DT

Listed Building Consent for a mixed use scheme consisting of: Conversion of Grade II listed Coal Drops into Class E retail; new build extension to Coal Drops with Class E restaurant unit; Conversion of existing Regency House into Air BnB unit; and new build office and light industrial units (Class E)

Site Description

The Site is located on the western edge of Penistone centre, partially within the Conservation Area. The Site has a prominent location adjacent the Trans Pennine Trail, and with the Grade 2 Listed Coal Drops fronting St Marys Street roundabout. The existing arches, and Signal House (Regency House) sit within the Penistone Conservation Area, and form a focal point to the site and surrounding area, which will be preserved. The site further comprises former industrial brownfield land, bordered by several working industrial units. Beyond the TPT, timber fencing screens the 2-storey houses stepping down along Talbot Road.

Planning History

2013/0543 - Demolition of Former Workshop Building (Resubmission) – Approved

2013/0544 - Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission) - Approved

2013/0563 - Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission) (Listed Building Consent) – Approved

2012/0312 - Conversion of the Coal Drops to shop/office falling within Use Classes A1 to A5 inclusive. Erection of combined A1 shop and A3 cafe to the rear of the Coal Drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3. – Refused

2012/0313 - Conservation Area Consent for demolition of former workshop building in connection with development of the conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3. – Refused

2012/0306 - The conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3. (Listed Building Consent) – Refused

Proposed Development

The application seeks listed building consent for the conversion of the former coal drop arches into retail units (Class E) as well as erect an extension to the top of the arches to create a restaurant unit. The application also proposes to convert the former signal house (Regency House) into a short term holiday let unit. The proposal also seeks permission for the erection of a new office building and new light industrial building. Below is an extract from the proposed site plan for reference:



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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation

The development site is within Barnsley's Urban Fabric as identified in the adopted Local Plan. The site is also identified as brownfield land and it is partially within the Penistone Conservation Area. There are also listed buildings/structures on the site. Therefore, the following policies are relevant:

- **Policy SD1: Presumption in favour of Sustainable Development.**
- **Policy GD1: General Development**
- **Policy LG2: The Location of Growth.**
- **Policy T3: New Development and Sustainable Travel**
- **Policy T4: New Development and Transport Safety**

- **Policy T5: Reducing the Impact of Road Travel**
- **Policy D1: High Quality Design and Place Making**
- **Policy HE1: The Historic Environment**
- **Policy HE3: Developments affecting Historic Buildings**
- **Policy HE4: Development affecting historic areas or landscapes**
- **Policy BIO1: Biodiversity and Geodiversity**
- **Policy POLL1: Pollution Control and Protection.**
- **Policy CC1: Climate Change**
- **Policy CC2: Sustainable Design and Construction.**
- **Policy CC4: Sustainability Drainage Systems**
- **Policy RE1: Low Carbon and Renewable Energy**

Supplementary Planning Document(s)

- **Sustainable Travel (Adopted July 2022).**
- **Parking (Adopted November 2019).**
- **Sustainable construction and climate change adaptation (July 2023).**
- **Residential Amenity and the Siting of Buildings (May 2019)**
- **Biodiversity and Geodiversity (March 2024)**
- **Mortar mixes for pointing historic buildings (May 2019)**

Neighbourhood Plan

The site is identified in the Penistone Neighbourhood Development Plan as a site of opportunity for regeneration. Polic LE3 states that:

Proposals for the mixed development of the derelict land adjacent to the mini roundabout between St Mary's Street and Stottercliffe Road from The Coal Drops leading up to "It's for Hire" as shown on map 2 will be supported where such a proposal provides for the needs of new and existing business and retail opportunities at this location, including car parking.

National Planning Policy Framework (December 2024)

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 6: Building a Strong, Competitive Economy**
- **Section 7: Ensuring the Vitality of Town Centres**
- **Section 9: Promoting sustainable transport.**
- **Section 12: Achieving well designed places.**
- **Section 15: Conserving and Enhancing the Natural Environment**
- **Section 16: Conserving and Enhancing the Historic Environment**

Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011.**
- **National Planning Practice Guidance (NPPG) (as amended).**

Consultations

Highways Development Control	<i>Initial concerns were raised with regard to the level of parking provision. Amendments have been sought and the redesign of the layout has enabled a further 7 parking spaces to be provided along with cycle storage. On balance, given the sustainable location, highways raised no objection to the proposal.</i>
Pollution Control	<i>Pollution Control have no objection to the proposal subject to conditions regarding, construction hours, noise impact assessments, operating hours, and contaminated land assessments.</i>
Drainage	<i>No objection subject to condition</i>
Design and Conservation Officer	<i>Overall, I have no objections and feel this is in accordance with S.16 & 66 of the Act and policy HE1 and HE3 of the Local Plan.</i>
Public Rights of Way	<i>No objection subject to an area being refrained from being developed or landscaped. The site plan has been updated to reflect this and will be taken into consideration during any discharge of condition applications.</i>
Ecology/Biodiversity	<i>No objections subject to compliance with the recommendations set out in the EclA and statutory biodiversity net gain condition.</i>
South Yorkshire Mining Advisory Service	<i>No objection and standing advice applies.</i>
Penistone Town Council	<i>Generally support the proposals and draw attention to policies in the Penistone Neighbourhood Plan.</i>
Local Ward Councillors	<i>No comments have been received.</i>

Representations

Three rounds of consultation have taken place. Neighbour notification letters were sent to surrounding properties and a site notice was placed at the site.

Over the three rounds of consultation 7 representations have been received from 4 different addresses.

The comments are primarily in support of the application with a few concerns raised which are as follows:

- Proximity of the buildings to the row of houses on Talbot Road
- The need for further tree planting along the TPT
- Noise impacts

Assessment

The main issues for consideration are as follows:

- The principle of development
- The design/heritage impacts

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate

- Modest
- Limited
- Little or no

Principle of the Development

The principle of the development of this site is established under the full planning application 2025/0161. This report relates solely to the listed building consent which is required for the conversion of the Coal Drop arches which are listed and the conversion of the old Signal House which is also listed. The design and heritage impacts are discussed below.

Design/Heritage Impacts

Policy HE1 of the Local Plan states that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings. Policy HE3 of the Local Plan states that proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. They should respect historic precedents of scale, form, massing, architectural detail and the use of materials that contribute to the special interest of the building.

Coal Drops

The proposed restaurant building is a flat roofed horizontally emphasised pavilion with a terrace, this reflects the form and the overall scale / massing of the Coal Drops and will have a limited impact on its setting. The design is contemporary and will alter the existing appearance of the Coal Drops to a degree, however the current condition of the building and the adjacent structures / retaining walls etc. will be greatly improved.

The new building uses high quality materials and detailing whose appearance will soften the impact and help it harmonise with its setting. On balance, the scheme for the new restaurant building on top of the Coal Drops is acceptable and will better reveal the significance, contribute towards their conservation and have a limited positive effect.

In regard to the conversion of the Coal Drop arches, there will be some loss of fabric - this primarily relates to the timber structure the rails sat on and the existing buffers which will need to be removed. Further, the Engineers report also indicates that some areas of masonry re-building are necessary, notably the eastern-most bay which has failed. This is justified due to the seriously deteriorated condition of the structure and the need to be able to bring the structures back into use and will have a limited impact on the heritage significance.

Overall, the proposals to the Coal Drops will not cause significant harm to the character or appearance of the conservation area or setting of the listed structure, this weighs moderately in favour of the development.

Further details of the materials, including samples, details of pointing and any boundary treatments will be secured via condition to ensure they are appropriate and will preserve and enhance the historic interests of the structure in accordance with policy HE3 of the Local Plan.

Signal House (Regency House)

The alterations proposed to regency house are minimal and would be sympathetic. Traditional materials will be used to repair the existing building and bring it into a habitable condition. The adjacent retaining wall and toilets will be removed and whilst this will introduce a change to the street scene the harm to the setting of Regency House will be minor. However, this will allow the ramped access to the rear / north of the site that also increases the breathing space between the new office development to the west.

Overall, the alterations proposed are sympathetic and limited harm would be caused to the setting of the listed building or conservation area. This weighs moderately in favour of the development and on balance, this element of the proposal is considered acceptable.

Conclusion

The design and heritage impacts have been carefully assessed, with the proposals demonstrating a sensitive approach to the setting of listed buildings and the conservation area. The Council's Design and Conservation Officer has fully assessed the proposals and has raised no objections to the scheme commenting as follows:

"In conclusion, the proposal is in a sensitive and prominent location with the eastern end of the site close to an important gateway site into Penistone. Any works here will be highly visible, and the new buildings may (to some) appear striking and conspicuous. However, the concept of the pavilion building on top of the Coal Drops was established in 2013 and I feel it works for the location and setting. I also feel the proposal strikes the right balance between the conservation of the listed building & Regency House whilst providing new office space and employment units further to the west end of the site that are designed to reflect but fit into the locality."

On balance, the benefits of the proposal, particularly in terms of heritage conservation and economic regeneration outweigh any limited harm identified. The application is therefore recommended for approval, subject to conditions.

**Recommendation -
Approve with Conditions**