
2021/1618 (planning application) and 2021/1620 (listed building consent)

Beecroft Estates

Secondary glazing installation to windows

The Old Post Office, Regent Street, Barnsley, S70 2EE

Site Location and Description

The site is a building used as 9 flats having been converted to flats under a planning permission granted in 2006.

The Old Post Office is a Grade 2 listed building

Google Street views of the Regent Street elevation

Upper floors



Ground floor

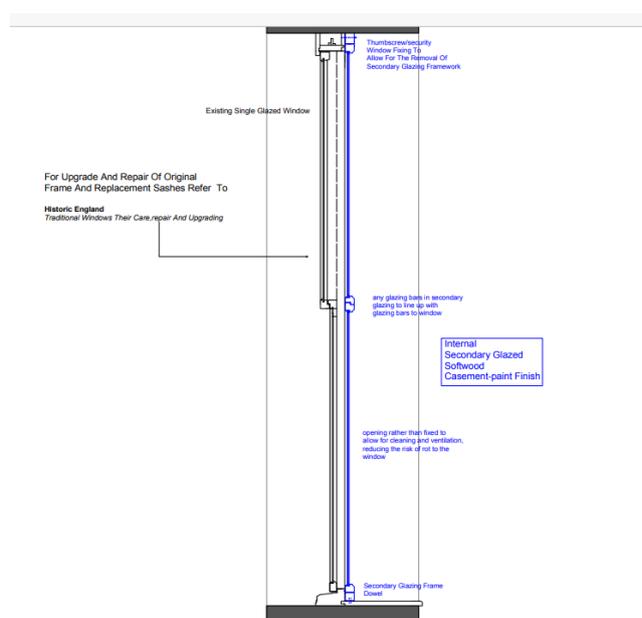


Site History

2006/0324 – conversion of office to nine apartments

Proposed Development

The applicant seeks permission for secondary glazing, in soft wood to match the existing sash windows, with an (unspecified) paint finish. The submission includes a section drawn at a scale of 1:10 which shows how the secondary glazing will be fitted in relation to the existing sash windows; that any glazing bars will line up with the glazing bars in the existing windows; and that the secondary glazing will be fitted in a manner that will allow it to be opened/removed to allow for cleaning and ventilation.



Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within an area allocated as Town Centre (and specifically The Lanes) within the Local Plan Policies Map and is also within the Market Hill Conservation Area, where the following policies are relevant:

Policy TC1 Town Centres - indicates that new retail development will be directed to centres in order to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

BTC20 The Lanes – all new development must have an active frontage at ground level; supports shops, financial/professional, food and drink and non residential institutions at ground floor level; new development must conserve and enhance the specialist nature of this area and be appropriate to the character of the area; Mandela Gardens must be maintained as public open space.

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

Policy HE1 The Historic Environment – indicates that we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment and will support proposals which conserve and enhance the significance and setting of the borough's heritage assets.

Policy HE2 Heritage Statements and general application procedures – indicates the requirement to include a heritage statement with relevant applications.

Policy HE3 Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Para 195 Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the

setting of a heritage asset) in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Consultations

Conservation – Notes that the building is listed and that there is a strong group value with other historic buildings along Regent Street. The driver for this application is the desire to improve the performance of the windows and enhance the comfort of the occupants. Further notes that the sashes appear not to be original to this 1881 building. The proposed secondary glazing does seem the best option in terms of the least intrusion to or loss of historic fabric. The plans are straightforward and show the detailing in section of the secondary units. In conclusion, this is a justified and proportionate proposal that will improve the thermal performance of the envelope whilst safeguarding the special interest of the listed building.

Ward Councillors – No response

Representations

The application has been advertised via letters to neighbours, press notices and site notices which were displayed between 12 January and 2 February; no representations have been received.

Assessment

Principle of development

The proposal relates to a building which is currently in residential use. National planning policy supports this use in a town centre location, but local plan policy does not. None the less this is an existing authorised use.

As the proposal is for alterations to an existing building the principle of development is acceptable subject to consideration of details.

Design and heritage considerations

The application proposes alterations to a listed building in a designated conservation area. The proposed secondary glazing is considered to be a justified and proportionate solution that will improve the thermal performance of the envelope whilst safeguarding the special interest of the listed building, the setting of nearby listed buildings and the special character and appearance of the Conservation Area. It is therefore concluded that the proposal is in compliance with Local Plan Policies HE1, HE2, HE3 and D1.

Recommendation

Grant subject to conditions