

2021/1658

BMBC

Conversion of some of the office space to allow for a new small cinema room with adjacent bar; cafe/community room space; kitchen; exhibition space; reconfigured toilet facilities; retained Council Chambers and an office; improved accessibility with modified internal steps to allow for 2 new platform lifts, to create a mixed use building. Externally, new steps and a ramp to one of the existing doors to provide a central main entrance to the building.

Penistone Town Hall, Offices, Shrewsbury Road, Penistone, Sheffield, S36 6DY

Description

Penistone Town Hall is set within the Penistone Conservation Area, off Shrewsbury Road, within the District Centre of Penistone. The building is multi-functional adjoining the Penistone Paramount Cinema, with Council services, the Council Chamber for Council meetings, leased office space and ancillary spaces. The first floor of the building is used as the local Masonic Lodge, which is access via the main corridor within the building. There is an adjoining two storey building which was the former caretaker's accommodation, but this has been converted to business use and is currently leased. A public car park is set to the east of the site.

Penistone Town Hall is a building of local merit having historic and architectural value that contributes positively to the Conservation Area. The building was designed by Architect Henry R Collins and was erected in 1913. The setting of the site is sensitive, being across the road from the church yard of the Grade II* St John the Baptist, which itself is home to various listed memorials. The Town Hall itself is a well-known and prominent historic building having previously accommodated the Carnegie Library. The building was built in 1913 but was replaced as a library in Penistone in 1960, changing its use to the home of Penistone Town Council which previously had been accommodated in the Paramount.

The building is a long single storey range with classical elements and Art Nouveau flourishes, with stained glass doors and modern flat roofed buildings behind frontage. The roof is pitched and hipped at the west end. The frontage is broadly symmetrical with a central doorway (Carnegie Library) and one at the left hand (date stone 1913) for the former Council Office entrance. The frontage has a crisp rusticated stone plinth and the pilastered doorways and the windows are all dressed in ashlar with brick panel beneath. The doors have decorative stained-glass panels, and the central door includes the A.C. monogram.



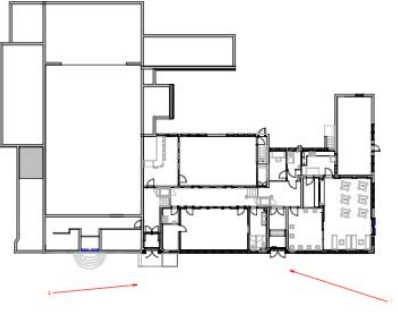
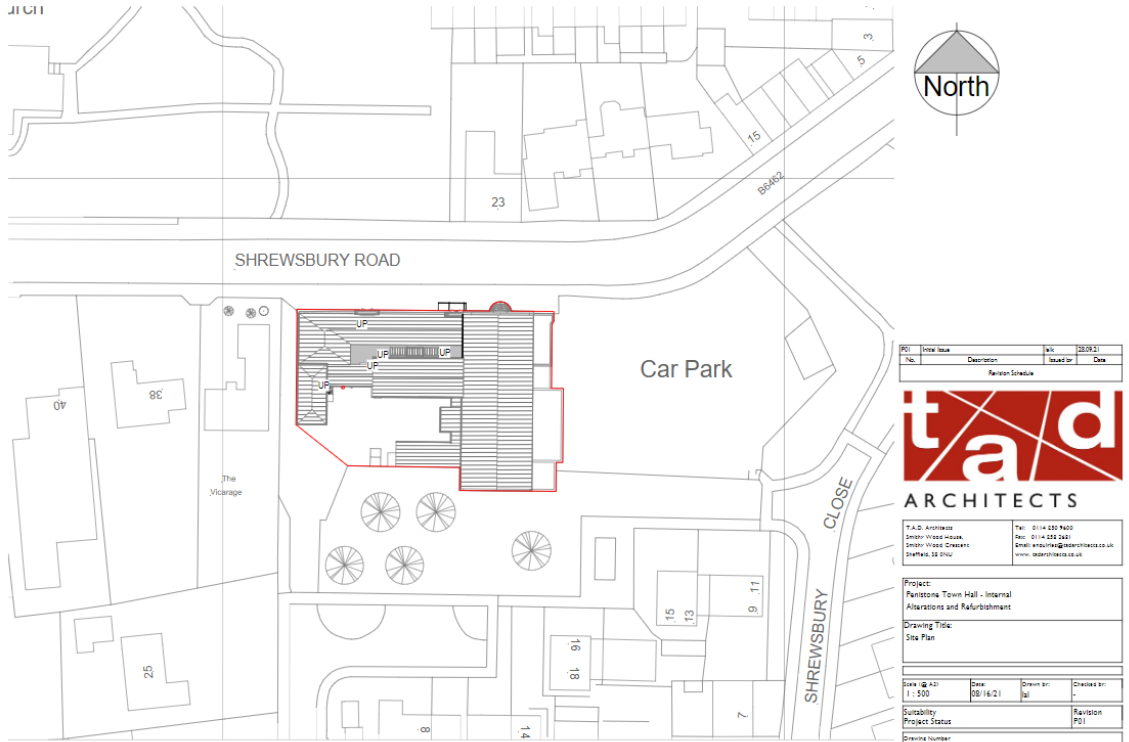


Proposed Development

The scheme consists of internal alterations to provide a new central accessible entrance, which will provide a secondary access to the Paramount building, a new small cinema screen room, separate bar area with direct access to the new cinema screen, maintaining the Council Chambers area with multi-functional use, a dedicated exhibition space, a new café/community space with separate kitchen and an office space. The access to the building will be improved via internal platform lifts and improved toilet facilities throughout.

The scheme does not propose to alter the external appearance of the existing building, with only the addition of a new ramp and step access to one of the double entrance doors to the building. This is to provide a central accessible entrance to all to the building, which responds to the slope of the ground outside.

The application documents state that the scheme will allow a more functional use of the space, improved community integration, improved access and facilities, in line with current guidelines and policies.



No.	Description	Issued by	Date
1	Revision Schedule		

tad
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Project: Penistone Town Hall - Internal Alterations and Refurbishment

Drawing Title: Proposed External 3D Views

Drawn by	Check by	Date	Drawn by	Check by
1	500	20/10/21	all	

Project Status: Revision 02

Drawing Number: 2064-TAD-XX-ZZ-DR-A-PL-0004

1:50 SCALE

Penistone are to improve the availability of leisure, cultural and entertainment activities, and to improve car parking and movement for pedestrians, cyclists and the disabled. Since the potential for expansion in Penistone has already taken place with the recent Tesco supermarket, the strategic direction for Penistone is to intensify within its existing boundaries.

The following policies are also of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection
- Policy TC1 Town Centres
- Policy HE1 The Historic Environment
- Policy HE3 Development affecting Historic Buildings

SPDs

Parking

Penistone Neighbourhood Plan

Their vision statement states:

“Our well conserved town will be a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population”

Policy LE1 Increase the vitality of Penistone town centre

a) Proposals for new commercial activity within Penistone town centre are encouraged (A1-A5)

NPPF

The National Planning Policy Framework (NPPF) 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.

Supplementary Planning Documents (SPD):

Parking – sets out parking standards that will be applied to all new development.

Consultations

Penistone Town Council - ‘Under 3.0 of the design statement – Supporting statement we emphasise that no terms of any possible transfer or lease of the building have been discussed with Penistone Town Council. Penistone Town Council would also like to point out that that disabled access from the lobby area to the Paramount is essential’

Highways – No objections

Conservation Officer – No objections

Pollution Control – No objections subject to conditions

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Ward Councillors – One comment received:- ‘I am supportive of these plans. I do have one comment which I made when we initially reviewed them but appears not to have been implemented. You’ll see the proposed ground floor plan has an accessible WC, a female WC and a male WC. I suggested that all toilets should be gender neutral and accessible to maximise inclusivity. If all toilets cannot be accessible because of the layout then they should all be gender neutral. There is no need to be building gendered toilets in 2022; the accessible one is gender neutral anyway; these are single cubicle toilets and it maximises efficiency as well as inclusivity if anyone can use any of them regardless of their gender identity. I hope this can be taken into consideration as it is a very small change – just a sign on the door that says “toilet”.’

Representations

Neighbour notification letters were sent to surrounding properties, a press notice was posted within the Barnsley Chronicle and a site notice was posted adjacent to the site. No comments have been received as a result of this consultation.

Assessment

Principle of Development

Penistone Town Hall is located within the District Centre of Penistone and the proposed and existing uses are in line with the NPPF and Local Plan Policy TC1. The scheme will allow a more multi-functional use of the space and improved access and facilities, which complies with the aims set out within the Local Plan and the Neighbourhood Plan for the future of Penistone, to improve the availability of leisure, cultural and entertainment activities, and to improve car parking and movement for pedestrians, cyclists and the disabled.

Visual Amenity and Impact on Conservation Area

The building is set within the Penistone Conservation Area. The proposed external alterations are limited to the formation of a disabled access ramp. The Conservation Officer has no objection to the change of use or to the proposed access ramp. The application seeks permission for a variety of changes to internal rooms to accommodate new uses including a small cinema, a bar and other alterations to resolve the internal level changes and allow level access. Externally a small ramp is proposed to the left-hand door with a small landing and handrail for protection. Overall, the changes are minor and whilst there is some harm to the appearance of the doorway and the overall frontage, this harm is justified. As such, the minor harm caused and is more than balanced by making the building more accessible which will provide an enhanced longer-term sustainability of use.

The proposal is considered acceptable in terms of visual amenity and would not harm the setting of the Conservation Area or the adjacent Listed Buildings, in accordance with policies D1, HE1 and HE3 of the Local Plan.

Residential Amenity

Penistone Town Hall is set close to residential properties on Shrewsbury Road and Shrewsbury Close. The main concern is whether there will be any noise disturbance to the nearby residential properties from the proposed activities within the community room,

exhibition space, and the cinema and bar. The applicant has provided a Breakout Noise Assessment Report during the processing of the application, at the request of the Pollution Control Officer. The Pollution Control Officer has been consulted and has no objection to the proposal subject to a condition which ensures that the mitigation measures, including secondary glazing described in the report are implemented and retained.

It is acknowledged that there are some residential properties within the vicinity however the proposed uses would not have a significant detrimental impact on amenity of the adjacent residential property by way of noise/disturbance, subject to the mitigation measures being implemented and retained and should be conditioned as such. The proposal is considered to be acceptable when measured against policy GD1 of the Local Plan and Poll1, subject to conditions.

Highway Safety

The Highways Officer has been consulted as part of the application and has provided the following comments: 'The proposed alterations to the already multi-functional building will see an increase in uses available to the general public by way of a cinema room with adjacent bar, an exhibition space and a community room/café. The proposals are however relatively small in scale. Although the site has no off-street parking provision of its own, there is a small free public car park to the eastern boundary of the site and free on-street parking within a demarcated area on the opposite side of the road to the site, where the length of stay is restricted to one hour between 8am and 6pm Monday to Saturday, with no restrictions outside these times. It is considered that these parking areas are sufficient to accommodate any potential increase in the use of the site by members of the public. The proposed new external access ramp and steps are to be located clear of the public highway and would not adversely impact upon pedestrian movements within the vicinity.'

The proposals do not affect the current vehicular access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view in accordance with policy T4 of the local Plan.

Other issues

Whilst not a material planning consideration, the comments made with regard to the toilet arrangements within the Town Hall have been passed onto the agent for the application for further consideration.

Recommendation

Approve subject to conditions