

2023/0324

Mr Billy Kelly

15 Market Hill, Barnsley, S70 2PX

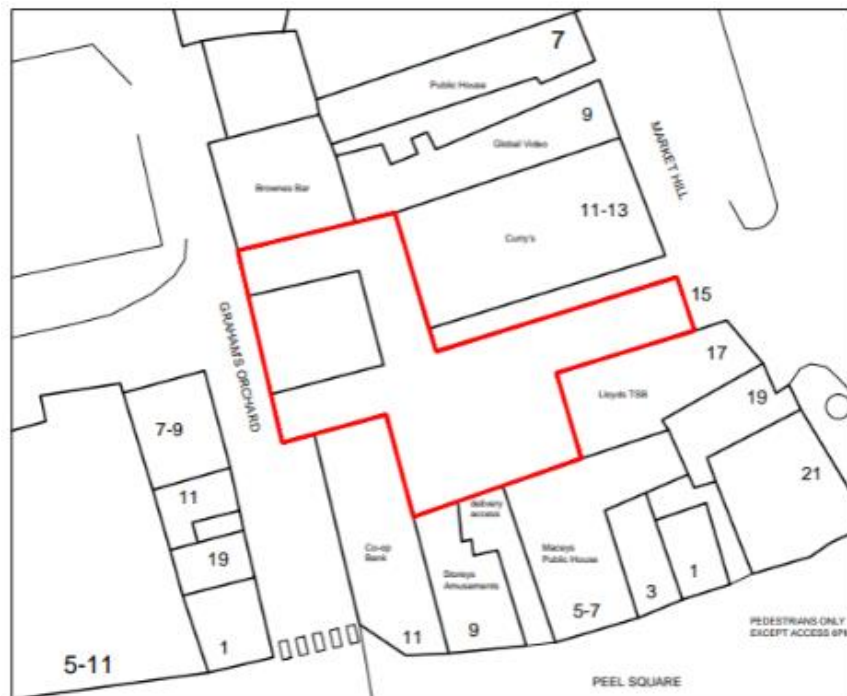
Replacement lift which functions between the ground and first floors and associated stud wall (Listed Building Consent)

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### Site Description

The Grade II listed Joseph Bramah public house subject of this listed building consent application is set within the Regent Street/ Church Street/ Market Hill Conservation Area and forms a primary shopping area within the Town Centre. Further individually designated assets are located to the North, East and South, and include other public houses and banks. The broader area utilises a mix of commercial, retail, leisure and financial services uses.

The Joseph Bramah public house extends between Market Hill (East) and Graham's Orchard (West), providing access from both streets. Both East and West elevations have a relatively distinctive aesthetic in their own rights ensuring a strong identity within the immediate street scene, especially in the context of other somewhat ordinary and functional buildings. Its form, architecture, fabric, and appearance also lend itself to a strong collective value with neighbouring listed buildings and the Conservation Area as a whole.



## Planning History

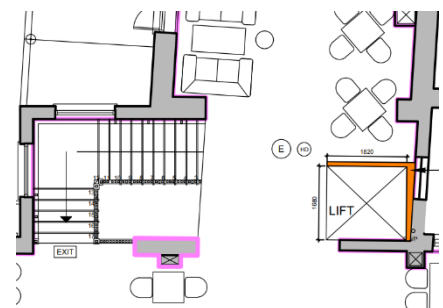
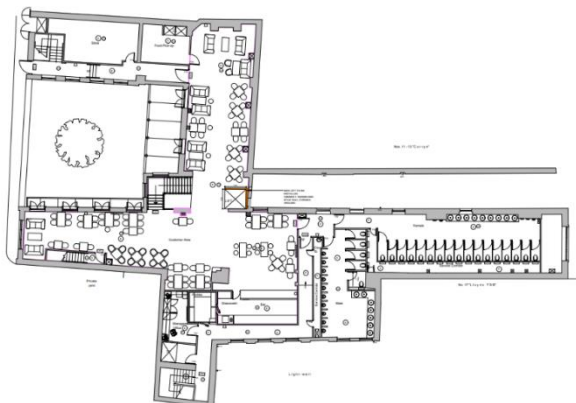
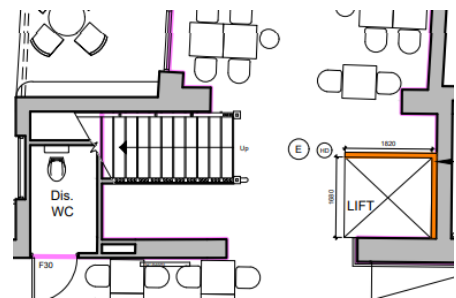
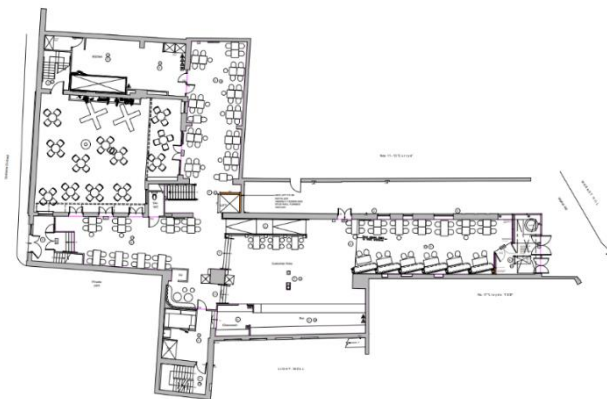
There is an extensive planning history associated with the site dating back to 1976; however, the most recent and relevant applications are as follows:

- B/04/2068/BA/LB - Change of use and alterations to existing bar/restaurant/store to form Traditional ale, wine and food bar (Listed Building) (Application A). – Approved with conditions.
- B/04/2069/BA/LB - Change of use and alterations to existing bar/restaurant/store to form Traditional ale, wine and food bar (Application B) (Listed Building). Approved with conditions.
- 2019/0580 - Installation of new fixed Over bar Glass Racks to ground and first floor bars (Listed Building Consent). – Approved with conditions.
- 2019/0745 - Installation of new internal entrance lobby to existing public house (Listed Building Consent). - Approved with conditions.

## Proposed Development

The applicant is seeking listed building consent for the installation of a replacement lift between the ground and first floors, and the erection of an associated stud wall.

The existing lift is centrally located within the building, measuring approximately 1.63 metres by 1.69 metres. The proposed replacement lift would be similarly located measuring slightly larger at approximately 1.68 metres by 1.82 metres. A new stud wall would be formed along the North and East sides of the lift at approximately 0.1 metres thick.



## **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 District 5 and Regent Street/ Church Street/ Market Hill Conservation Area

The site is allocated as a Town Centre District and Conservation Area within the adopted Local plan; therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE2: Heritage Statements and general application procedures.***
- ***Policy HE3: Developments affecting Historic Buildings.***

*Supplementary Planning Document: Heritage Impact Assessment.*

### 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 places.***
- ***Section 16: Conserving and enhancing the historic environment.***

## **Consultations**

A Conservation Officer and Local ward Councillors were consulted; no objections were received from the Conservation Officer and no responses received from Local Ward Councillors.

## **Representations**

Neighbour notification letters were sent to surrounding properties, a site notice was displayed between 11<sup>th</sup> April – 3<sup>rd</sup> May, and a press notice between 14<sup>th</sup> April – 7<sup>th</sup> May; no objections or comments were received.

## **Assessment**

### Principle of Development

The proposal to fit a replacement lift to function between the ground and first floors alongside associated stud walls is acceptable in principle subject to assessment of matters of detail below.

### Design, Heritage, and Visual Amenity

The Joseph Bramah public house at 15, Market Hill is a Grade II listed building that underwent the existing fit out and change of use, including the insertion of the existing lift under B/04/0268/BA/LB and B/04/0269/BA/LB. The proposed lift would utilise the existing shaft and be marginally larger with a proposed stud wall encasing the Northern and Eastern edges, resulting in a slight increased projection from the lift into the corridor.

The proposals are unlikely to significantly disrupt the flow of movement around the building and would ensure the maintaining of existing accessibility levels; the proposals are considered to introduce minimal additional or meaningful disturbance or loss to historic fabric and would not affect the character or appearance of the listed building and the broader Conservation Area. The proposals, therefore, are considered to be in compliance with Local Plan policies HE1, HE3, GD1 and D1.

## **Recommendation**

### **Approve with Conditions**