



**Heritage Statement In support of Listed Building Consent
application**

**Installation of 3no. ventilation grilles
County Court, 12 Regent Street, Barnsley**

March 2020

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Proposed works under consideration

The following impact assessment considers the heritage impacts of the works proposed under the listed building consent application. The works involve the installation of 3no. ventilation grilles on the North elevation of the existing Old Courthouse Building at 12 Regent Street, Barnsley.

The building is currently used as a solicitor's office at ground floor level with a dementia daycare facility at first floor. The ventilation units are required to increase the natural ventilation to the first floor rooms.

Relevant Legislation / Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The National Planning Policy Framework (NPPF)

NPPF para 189 and 190: The NPPF requires applicants to describe the significance (heritage) of any heritage asset affected by a proposal including any contribution made by the setting of the asset. The level of detail should be proportionate to the importance of the asset and the degree of intervention the proposal represents. The local Planning Authorities will take the heritage significance of an asset into account and consider any impacts on the asset to avoid conflict with the conservation of the asset.

NPPF para 193: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 194: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policies

Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan 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

Designated Heritage Assets

The building is listed at grade II (NHLE Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1151121>). As such the building has a high degree of special interest and is recognised to be of national significance. This high degree of heritage significance is largely due to the age of the building and its state of preservation. A full listing description is included at Appendix A.

Heritage Values

The significances and sensitivities of the heritage assets in the affected areas can usefully be identified following the practice and advice provided in the English Heritage Conservation Principles (2008).

Evidential Value

The County Court Building has evidential value with respect to its history. Whilst there are no markings on the external façade indicating its use, the external stone detailing, column and window features imply its historical significance. Internally, whilst there has been significant modern reconfiguration and alteration works in the 20th century, many of the courtroom features are still in place including the timber wall panelling, witness stand and canopy behind the bench. The feature timber staircase to the witness entrance is complete and will be retained as part of the scheme. Some of the internal doors, linings and architrave mouldings are original and have been retained.

Historical Value

The historical value of the building as a whole is of historic value and the retention of the internal features help to define its identity as a court building, although the previous internal alterations have somewhat limited the overall value.

Aesthetic Value

The South Facing front façade of the building clearly holds aesthetic value through its vast scale, stone detailing and imposing features. The façade is still in its original state with no obvious signs of alterations. The West elevation again retains its original character but provides less aesthetic value. The North facing rear elevation provides very little aesthetic value consisting predominantly of brickwork walls with no specific features. There is a late 20th centre glazed corridor extension, which sits at first floor level and the ground floor is screened by low rise modern brick structures belonging to the adjacent buildings. The East elevation is attached to the neighbouring building at ground floor level with the exposed upper levels finished in brickwork with little aesthetic value. Internally, there are a number of features that have been retained linking to the previous use as a court. As previously mentioned in the evidential value section, the features in the old courtroom include the witness stand, the canopy over the judge's bench and the internal wall panelling. There are also other features such as the timber staircase to the Eastgate entrance as well as internal door linings, doors and general mouldings. The ground floor of the building has been occupied for some time by a

Solicitors firm and there has been extensive reconfiguration to this area, which has left very little of the original features. The first floor has been previously converted into office space using modern stud partitions and suspended ceilings. In summary, whilst there are elements of aesthetic value to both the exterior and interior, the modern alterations to the interior of the building have somewhat limited the aesthetic value of the space.

Communal/Social Value

This area of heritage value is concerned with how heritage assets are used and valued by society. In this instance, the building would have low communal/social value due to its commercial use, as it is not open to the public. The lack of external markings indicating its previous use would further reduce social interest as the general public would not be aware of the buildings history without undertaking further research.

Heritage Impact Assessment

As can be seen above, the internal fit and finish of the spaces related in the application are mid to later twentieth century. Therefore, these spaces contribute only very marginally to the historic significance of the building. The internal fit out is mostly late 20th Century and of low value. Primarily, the outward appearance of the main facade contributes most due to the strong contribution of its aesthetic values. The Northern, rear elevation of the building has a 20th century glazed walkway at first floor level and is adjoined by a number of low level outbuildings forming service spaces to the adjacent restaurant and bar. Whilst the proposed works have some physical impact on the Northern elevation, the works would be considered minor and the openings could be infilled at a later stage if required to bring the elevation back to its original state.

Conclusion

Due to the minor contribution of the Northern Elevation, we would conclude that the proposed works represent a low degree of harm to the heritage significance of the listed building. Whilst the vents will pass through the existing external wall, they will be partially screened from view by neighbouring buildings and will therefore not harm the special interest of the building.

Overall, we would suggest the proposal is justified and represents no harm to the heritage significance of the listed building and is therefore in accordance with local and national planning policy.

Appendix A – Listed Building Entries

SE30NE BARNSELY REGENT STREET SE3406NW (north side) Barnsley 3/60 8/60 No 12 (County Court) 27 .2.75 GV II County Court. 1871 by T. C. Sorby. Ashlar. Welsh slate roof. Italianate style. Two storeys and basement. 7 x 4 bays corner site. Near-symmetrical facade, with rusticated ground floor and end bays of 1st floor. Square-headed basement windows. A flight of stone steps leads to the main entrance in bay 7 in Doric portico which has deep parapet with cartouche. Double, panelled door. Square-headed sash windows in deep newels with cut voussoirs and dropped keystones. The 1st floor is in the form of an Ionic colonnade with pilasters (to the blind end bays) and engaged columns, between which are 5 round-arched windows with balustrade beneath in architraves with pilasters and console keystones. Two tiny lights in the frieze. Full entablature with panelled and balustraded parapet. Hipped roof. Ornamental ashlar stacks with dentilled cornice and rounded caps. The left return is similar with entrance to left and 2 ground-floor windows. Three 1st-floor windows with square heads and triangular pediments on console brackets. Tiny lights in the frieze.

Interior not inspected.

N. Pevsner, *The Buildings of England*, 1967.

Listing NGR: SE3450806571