

Application reference number	2025/0469
Application Type	Full

Proposal Description:	Installation of external staircase
Location:	University Campus Barnsley, Church Street, Barnsley, S70 2AN

Applicant	Mr P Langton		
Number of Third Party Reps	None	Parish:	None
		Ward:	Central Ward

Site Description

The application site is located on Church Street, within Barnsley Town Centre and is occupied by a rectangular shaped, red brick and stone building and is currently used by Barnsley College.

The site is situated in a sensitive area within the Regent Street/Church Street/Market Hill Conservation Area with the Grade-II listed Town Hall immediately to the south and Grade-II* listed St Marys Church immediately to the north. Additionally, there are other listed assets in the nearby vicinity including 23 Church Street, directly adjacent to the east and Grade-II* listed Barnsley War Memorial to the south.

The frontage of the building is eastern facing with the main access into the building from Church Street with sweeping stone steps which gradually becomes wider at the bottom, however there is a secondary access into the south of the building on Sadler Gate. The building is largely symmetrical in appearance with the entrance steps being located to the middle of the elevation, complementing the symmetry. Sadler Gate slopes west to east, with the rear of the building being located at a higher level than the front elevation. Church Street is also slightly sloping from north to south with part of the building effectively being below the ground floor of the building with the main access door slightly raised from Church Street itself. There are lower ground level windows on the front and side elevations.

Relevant Site History

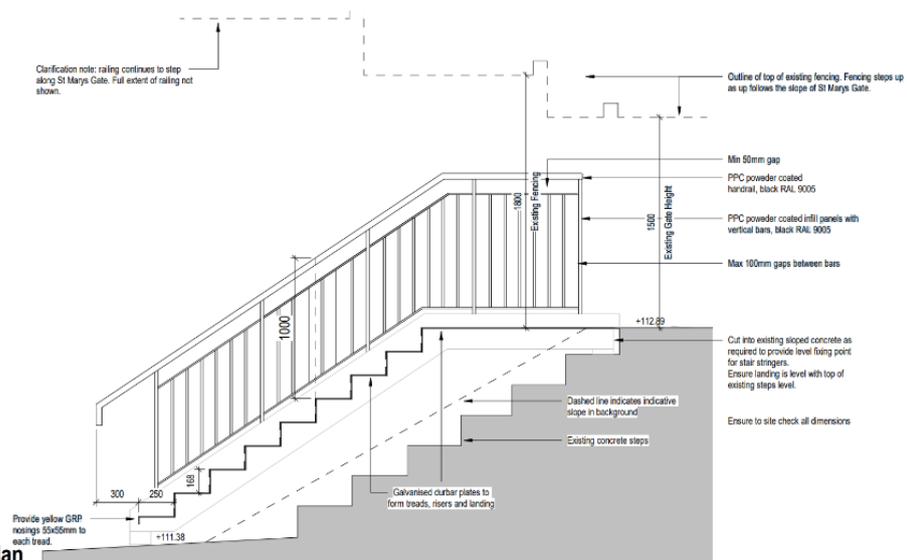
<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/98/1036/BA/AD	Display of non-illuminated signs	historical permission November 1998
2008/0180	Display of four illuminated wall mounted signs	Approved with conditions April 2008
2008/1478	Display of non-illuminated wall-mounted banner and one pole-mounted banner sign	Approved with Conditions October 2008

2021/1693	Removal of library roof structure, installation of new tiered floors within existing central light well atrium to create new multi-level Learning Resource Centre (LRC), new entrance steps and platform to existing primary west entrance, south entrance steps to be altered and extended to allow level access with handrails and balustrades and associated works	Approved with Conditions February 2022
2023/0553	Discharge of conditions 3, 5 and 6 relating to planning application 2021/1693 : (Removal of library roof structure, installation of new tiered floors within existing central light well atrium to create new multi-level Learning Resource Centre (LRC), new entrance steps and platform to existing primary west entrance, south entrance steps to be altered and extended to allow level access with handrails and balustrades and associated works.)	Approved August 2023
2024/0816	Removal of existing roof mounted plant and installation of new plant on the existing roof and erection of associated substation within the existing car park	Approved with Conditions November 2024

Proposal

The applicant seeks permission for the installation of the galvanised steel staircase to the northern side elevation of the building. The proposed galvanised steel staircase is to over-face the existing concrete staircase leading from the north-corner of the building towards the basement level

1 : 25



External Fire Escape Stair Plan

1 - 20



Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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 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

The site is located within the Market Hill Town Centre District and within the Regent Street/Church Street/ Market Hill Conservation Area within the Adopted Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy HE1 The Historic Environment
Local Plan Policy HE2 Heritage Statements and general application procedures
Local Plan Policy HE3 Developments affecting Historic Buildings
Local Plan Policy GD1 General Development
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy BTC19 Market Hill District
Local Plan Policy T3 New Development and Sustainable Travel
Local Plan Policy T4 New Development and Transport Safety Policy
Local Plan Policy SD1 Sustainable Development

Adopted Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

National Planning Policy Framework (NPPF) (2024)

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. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

Relevant Consultations:

Conservation Officer – No objections
Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 and Paragraph 5a of The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

The application was advertised on the Council website and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on the character of the Conservation Area and Listed Buildings
- The impact on the highway network and highways standards

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 development

The site is centrally located within Barnsley Town Centre and falls within the Market Hill Town Centre District. As such, it is expected that development should support and maintain the town centre's sub-regional role as the borough's dominant centre. Support will be given to retail, but other suitable town centre uses will be supported with uses and development within the Market Hill District to have an active frontage at ground-floor level and conserves or enhances the character and appearance of the area. The proposed development is to support a long-standing education facility and none of the proposed alterations will change the character of the building or how it would interact with the surrounding area.

The site is in a very sensitive town centre location with various constraints on development. The site is in the Regent Street/Church Street/Market Hill Conservation Area, immediately adjacent to the Grade-II listed Town Hall to the south and Grade-II* listed St Mary's Church to the north, alongside several other less significant listed assets nearby.

The installation of the galvanised steel staircase is considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the buildings, the wider conservation area and the amenity of neighbouring residents and uses are maintained.

Visual Amenity and Impact on the Historic Environment

The site is located in a highly sensitive location in the Conservation Area and immediately adjacent to two key listed buildings in the town centre.

The galvanised staircase is to be located on the northern side elevation of the building to provide an escape route from the building. Due to the topography of the site, the staircase will descend from pavement level at the north-eastern corner of the building towards the rear of the building at basement level. Due to the presence of the existing wrought iron fencing the proposed staircase will not form a dominant feature within the street scene.

The Conservation Officer has been consulted on the application and raised no objection to the development. Despite the sensitivity of the area, the proposed alterations to the building are considered a necessary modern addition to what is an historic building, and they are restrained in their scale and mass. As such, the proposed development is in compliance with Local Plan Policies D1, HE1 and HE3 and is considered to be acceptable in terms of visual amenity and its impact on the historic environment.

Residential Amenity

The site is located within Barnsley Town Centre, which is predominantly commercial, however there are some residential units nearby at first floor level and above. The inclusion of the staircase is to provide egress during an emergency and is required due to the topography of the site and the immediate vicinity. As such it is considered that the proposed development is in compliance with Local Plan Policy GD1 General Development and is considered to be acceptable in terms of residential amenity.

Highways safety

The proposed development does not result in the loss of, or the requirement of additional parking provision. The use of the site is established and is located within the Town Centre close to car parks and the transport interchange (Bus and Rail station). The site is in a sustainable location and the proposed development is not considered to have any detrimental impact on highway safety and is in compliance with Local Plan Policies T3 and T4.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

Based on the above assessment it is considered that the installation of the replacement staircase is considered not to have a detrimental impact on the setting of the building, the Conservation Area or upon the neighbouring Listed Building. As such the proposed development is considered acceptable and in compliance with Local Plan Policies GD1, D1, BTC19, HE1, HE3, T3 and T4.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION

APPROVE THE PROPOSED DEVELOPMENT SUBJECT TO CONDITIONS

The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home and his correspondence.