
2024/0531

Mr John Goodyear

National Union of Miners, 1 Victoria Road, Barnsley, S70 2LS

Replacement windows (Listed Building Consent) (Amended Location Plan)

Site Description

The application relates to the National Union of Miners at 1 Victoria Road located within the Victoria Road Conservation Area and is a grade II listed building. The building is two storey positioned at the junction of Victoria Road and Huddersfield Road. The building is constructed from stone in a Victorian Gothic Style with a slate poof. The building is set back from the highway with a grassed area to the front of the principal elevation. As expected from the conservation area, the surrounding buildings are constructed from similar materials with a mixture of large detached former dwellings converted to commercial properties as well as some terraced properties.



Planning History

B/88/1391/BA/LB - Internal alterations (Listed Building consent) – Decision Historic

B/95/0324/BA - Erection of security fence and gate (retrospective) – Decision Approve

B/95/0325/BA/LB - Erection of security fence and gate (Retrospective) (Listed Building) – Decision Approve

Proposed Development

The applicant is seeking approval for the replacement of windows to the east elevation and the rounded frontage facing southeast. The proposed windows are to be painted Accoya frames. The proposal has come forward in order to provide draught proofing to reduce energy costs and reduce sound transmission from the adjacent roads and junction.

Listing

Listing Heritage Category: Listed Building Grade: II

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 – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The site is a Grade II Listed Building also located within the Victoria Road Conservation Area. 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 HE3: Developments Affecting Historic Buildings***
- ***Policy HE4: Developments affecting Historic Areas and Landscapes.***

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 and beautiful places***
- ***Section 16: Conserving and enhancing the historical environment***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Supplementary Planning Document(s)

- ***Heritage impact statements.***

Other Material Consideration

- ***Victoria Road Conservation Area Appraisal.***

Consultations

Conservation Officer – No objection subject to conditions

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. One letter of full support was received outlining the positive impact the renovation of the existing deteriorated windows would have in terms of visual amenity. It was initially made apparent an incorrect location plan had been supplied. A new amended location plan was therefore provided a second consultation period of 14 days was notified. No further representations were received.

Assessment

Principle of Development

Alterations to a listed building are acceptable in principle if they would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Design, Heritage and Visual Amenity

Prior to the application submission the applicant and Agent attended a site meeting along with the conservation officer to discuss the motivation of the proposal and the details of any refurbishments with special interest in the appearance and originality of the building.

Sections 16 (2), 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building and conservation area or its setting or any features of special architectural or historic interest which it possesses.

The property is a grade II listed building, listed for its architectural and historic value and its links to the mining industry. The building is in the Victorian Gothic Style with an asymmetric plan form. The building features principal elevations of steeply pitched gables and conical roofs with a wrought iron balustrade above the parapet on the corner. The building generally features Welsh slated pitched roofs. The building is built from stone featuring windows which stand out with various window arches. The windows themselves are high quality despite the windows themselves being plain with the majority being double hung sash. The windows are in a poor state with a number showing substantially rotted sills and jambs.

Visually, the replacement of the windows subject to conditions, should not cause any detrimental effect to the heritage of the building. Consultation from the conservation officer confirming conditions will ensure the replacement windows are still in keeping with the buildings heritage while still allowing for improved energy efficiency and reduced transport sound. The replacement windows will also improve the condition of the windows therefore improving the general upkeep and impression of the heritage asset which has been supported by local representation.

Renovation of the windows would have been ideal, however given the condition of the windows and the challenging nature of secondary glazing options due to the curved and arched windows, replacement as a last resort would be considered acceptable with the respect of conditions.

The proposal is therefore considered to conserve and enhance the character and appearance of the grade II-listed building in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, *Local Plan Policy HE4: Developments affecting Historic Areas and Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Recommendation – Approve with Conditions