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2024/0660

**1 Blucher Street, Barnsley, S70 1AP**

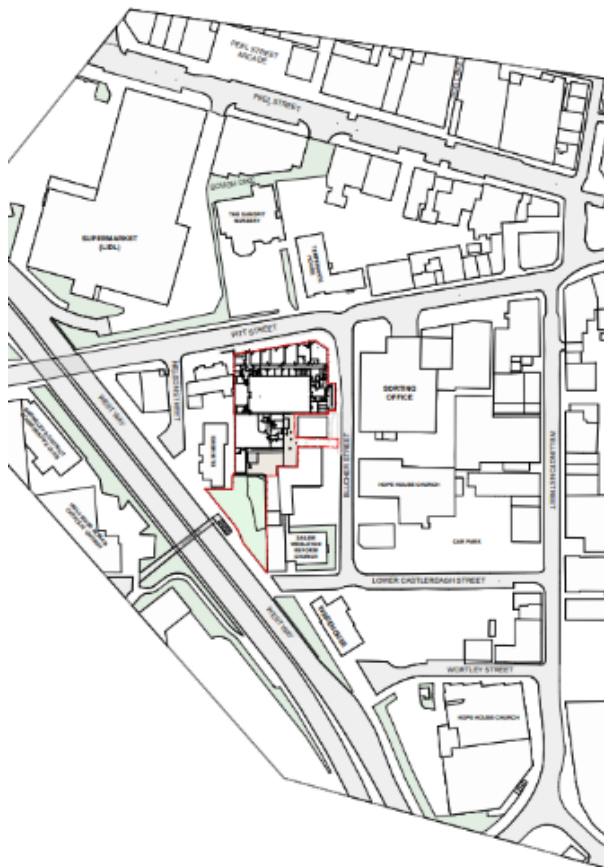
**Alterations to the external shop frontages of 1 Blucher Street (also referred to as the YMCA building).**

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This application has been made on behalf of Barnsley Council.

**Site Description**

The application property is a two-storey flat roofed 20<sup>th</sup> Century building which accommodates existing charities (YMCA and Chilypep) with retail units fronting onto Blucher Street and Pitt Street. An existing car park and an adjacent area of green space is located to the south of the building. The green space is covered in grass and has trees on it and abuts the pedestrian footway that gives access to a bridge over the adjacent West Way. The existing car park is accessed via an alley off Blucher Street and provides up to six parking spaces and a bin storage area. The eastern boundary of the area of green space is partly defined by the rear elevation of the Salem Wesleyan Reform Church – a grade II-listed building.



## **Planning History**

There is an extensive planning history associated with the application site dating back to 1979. However, the most recent and relevant applications are as follows:

1. 2009/1174 – Erection of extensions and alterations to Community Hall. – Approved.
2. 2018/1128 – Change of use of first floor offices to 7no residential apartments including the adaption of the internal layout, erection of single storey extension to form new YMCA entrance upon the southern elevation and alteration to access layout on the eastern elevation to provide a private entrance to the apartments. – Approved.
3. 2018/1272 – Construction of car park and 2m high weld mesh fence. – Approved.
4. 2021/0404 – Erection of single storey extension to provide new disabled accessible entrance to community hall and sports hall. – Approved.
5. 2022/0826 – Construction of car park and 2m high weld mesh fence. – Approved.
6. 2023/1130 – Erection of single storey infill extension to south-east elevation of the building, external alterations to existing entrance, installation of cladding and render, new and replacement glazing, and roof covering. Internal refurbishment, creation of access and proposed new car park. – Approved.

## **Proposed Development**

The applicant is seeking approval for alterations to a group of external shopfronts facing onto Blucher Street and Pitt Street. The proposal would involve the demolition of elements of existing shopfronts and the installation of new painted signage areas with panelling which would conceal roller shutters, the installation of new painted timber framing and panelling, the installation of new doors and windows and the installation of a tiled finish to low level walls.

During the application process, the proposal was amended to adopt the use of additional framing/ glazing bars on the north-west elevation facing onto Pitt street to ensure a consistent window design throughout and to better reflect the design principles of the shop front designs SPD.



1. <b>NAME OF THE COMPANY</b> 2. <b>NAME OF THE PROJECT</b> 3. <b>NAME OF THE CLIENT</b> 4. <b>NAME OF THE ARCHITECT</b> 5. <b>NAME OF THE ENGINEER</b> 6. <b>NAME OF THE SURVEYOR</b> 7. <b>NAME OF THE PHOTOGRAPHER</b> 8. <b>NAME OF THE DRAFTER</b> 9. <b>NAME OF THE DESIGNER</b> 10. <b>NAME OF THE CONSULTANT</b> 11. <b>NAME OF THE CONTRACTOR</b> 12. <b>NAME OF THE SUB-CONTRACTOR</b> 13. <b>NAME OF THE MATERIAL SUPPLIER</b> 14. <b>NAME OF THE LABORER</b> 15. <b>NAME OF THE WAREHOUSE</b> 16. <b>NAME OF THE OFFICE</b> 17. <b>NAME OF THE FACTORY</b> 18. <b>NAME OF THE SHOP</b> 19. <b>NAME OF THE RESTAURANT</b> 20. <b>NAME OF THE HOTEL</b> 21. <b>NAME OF THE SCHOOL</b> 22. <b>NAME OF THE COLLEGE</b> 23. <b>NAME OF THE UNIVERSITY</b> 24. <b>NAME OF THE HOSPITAL</b> 25. <b>NAME OF THE COURT</b> 26. <b>NAME OF THE STADIUM</b> 27. <b>NAME OF THE THEATRE</b> 28. <b>NAME OF THE MUSEUM</b> 29. <b>NAME OF THE GALLERY</b> 30. <b>NAME OF THE LIBRARY</b> 31. <b>NAME OF THE PARK</b> 32. <b>NAME OF THE 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## 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

The site is located within Barnsley Town Centre. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy BTC17: Southgate District.***
- ***Policy T4: New Development and Transport Safety.***

### 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 sections include:

- ***Section 12: Achieving well designed and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

### Supplementary Planning Document(s)

- ***Shop front designs.***

### 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.***

## Consultations

Local Ward Councillors – No response.

Conservation Officer – No objection.

Urban Design Officer – No objection.

## **Representations**

Neighbour notification letters were sent to surrounding properties. A site notice was placed nearby, and a press notice was used, expiring 20<sup>th</sup> and 23<sup>rd</sup> August 2024 respectively. No representations were received.

## **Assessment**

### Principle of Development

Barnsley Town Centre is the dominant urban centre in the borough. To ensure that it continues to fulfil its sub-regional role, support will be given to proposals if they would maintain and enhance the vitality and viability of town centre. In addition, the application site is in the Southgate District which forms a primary shopping area and has the potential to become a lively mix of residential, leisure and business uses. By maximising its existing strengths, the Southgate District could be considered as Barnsley's entertainment quarter. Any proposal will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people, and should 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, and would not significantly alter or detract from the character of the street scene.

### Design, Heritage and Visual Amenity

Sections 16 (2), 66 (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 application property is in a primary shopping area of the Town Centre which is characterised by existing commercial uses with varying shopfront styles. The application property is prominently located at the junction of Blucher Street with Pitt Street and is constructed of brickwork with a flat roof and large horizontally emphasised first floor windows with a variety of shopfront styles and signage at ground floor. It is a building of its time (mid to later C20) and is typical of the functional stripped back and slightly brutalist rectilinear style of buildings of this era. The application property shares something in common with the style of the adjacent sorting office to the east but shares little with the neoclassical design of the grade II-listed Temperance Hall located opposite.

The proposed scheme would be a departure from the design of the existing group of shopfronts which are not considered to contribute positively to the setting or significance of the grade II-listed Temperance Hall and seeks to adopt and introduce a more traditional design. This departure and sensitive approach to design is therefore generally welcome. The proposed scheme would significantly upgrade the appearance of the group of shopfronts through the rationalisation and harmonisation of the signage zones (to a consistent size and height), and the use of a restrained colour palette and consistent materials throughout. In addition, the Council's Conservation Officer was consulted on the application. While it was stated that the building (overall) would fail to contribute materially and positively to the setting of the grade II-listed Temperance Hall, the proposed scheme would not introduce harm and would improve the appearance of the existing building markedly. The Conservation Officer therefore raised no objections.

The proposed scheme would integrate positively with the proposed development approved under application 2023/1130, including the indicative design and materials shown.

The Council's Urban Design Officer provided comments in relation to the design of potential future signage. While not under consideration as part of this application, the comments have been provided to the applicant for consideration. Signage may or may not require permission. If required, this would

be determined under a separate consent. No objections were raised in relation to the shopfront design.

The proposal is therefore considered to conserve and enhance the character and appearance of the grade II-listed Temperance Hall in accordance with Section 66 (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*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Residential Amenity

The proposed works have the potential to cause nuisance to people who live or work in the locality, and although any potential impacts are likely to be temporary, a condition will be used to control the times in which development related activities can be undertaken.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

#### Highway Safety

The proposed works would not be prejudicial to highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**