
2023/0958

Mr A Heathcote

Extension to theatre department and erection of roof top plant room with installation of air handling unit and enhanced welfare facilities.

Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP

Site Description and background

The application site refers to Barnsley District General Hospital located on the outskirts of Barnsley Town Centre – c.500m to the west of the Town Centre boundary. The site is located in the Urban Fabric in what is a mixed-use area with the Hospital buildings somewhat dominating the immediate skyline. There are two main entrances into the Hospital, from Gawber Road to the north and from Pogmoor Road to the east. There are several associated car parks within the main boundary of the Hospital complex – as well as a car park on the opposite side (east) of Pogmoor Road which falls within the blue line boundary but is separated by Pogmoor Road. The hospital has been extensively expanded over the years.

Relevant Site History

B/92/1522/BA – Erection of combined heat and power plant room to hospital
B/94/0700/BA – Extension to form retail units within hospital.
B/95/1031/NA – Convert disused coal bay to form medical records storage units.
B/95/1087/BA – Erection of steel framed building for storage and compaction of waste
B/97/1257/BA – Erection of new equipment housing units
B/98/1172/BA – Conversion of two storey office block to clinical with office use
B/01/0072/BA – Alterations to existing building to create CCTV monitoring and call centre.
B/02/0280/BA – Formation of additional car parking spaces
B/02/0622/BA - Siting of a two-storey modular building for use as office accommodation
B/05/0847/BA – Erection of single storey extension to form ancillary service area.
2005/1549 – Erection of single deck demountable multi-storey car park to front visitor Hospital Car park.
2006/2131 – Enclosure of external fire escape
2008/0512 – Replacement of existing cladding and windows to the Accident and Emergency and Outpatients Department
2008/1848 – Formation of new car park
2010/0653 – Demolition of existing 4 storey and single storey office block and erection of 4 storey women and children's Unit (Outline)
2010/1116 – Erection of security fence
2010/1436 – Erection of extension to existing canopy.
2011/0482 – Refurbishment and boiler house and associated works including two new 15m high chimneys and fencing.
2011/0572 – Erection of single storey extension to existing Emergency Department
2011/0713 – Replacement windows and associated alterations to Emergency Department
2011/1271 – Variation of condition 2 of application number 2011/0713 alterations to elevations of Blocks A and B and replacement windows
2012/0344 – Replacement of existing windows
2012/0716 – Erection of sub-station
2012/0863 – Variation of condition 2 to allow roof mounted metal platform to house condenser units (2011/0482 Minor Material Amendment)
2012/1171 – External alterations to maternity block and replacement of entrance, creation of additional floor space at 3rd floor level by infilling existing void space.

2013/0076 – Minor Material Amendment to application 2011/0572 – addition of single storey store under existing canopy

2013/0850 – Demolition of two to three storey staff accommodation blocks (Prior Notification)

2013/0867 – Demolition of redundant residential blocks, formation of car park and temporary access

2015/0046 – Display of 14 no. non-illuminated pole mounted signs.

2015/0355 – Replacement of telecommunications monopole (11.7m high) including the siting of an additional equipment cabinet (Prior notification)

2017/1020 – Erection of new combined entrance to front elevation of Hospital.

2017/1578 – Renovation of women’s and children’s block including new link bridge, 2 no. plant rooms, alterations to roof and internal works.

2018/0918 – Single storey front extension to contain paediatric emergency department and clinical assessment unit (Outline seeking approval over scale of development)

2018/1217 – Extension to existing roof top plant room and external access staircase from ground floor to roof level and associated housing/screening.

2019/0531 – Advertisement consent for 5 no. freestanding electronic variable message display boards

2019/0736 – External alterations within the site including the provision of hard surfacing and soft landscaping works and new surface markings/crossing points to enable reconfigured drop off areas for ambulances and patient transfer vehicles (Lawful Development certificate for a proposed development)

2019/1070 – Single storey front extension to contain paediatric emergency department and clinical assessment unit.

2019/1078 – Installation of 2 no. compressor units and associated GRP enclosures on existing flat roof located above Pathology department.

2020/0104 – Details of condition 4 (CMS) of planning application 2019/1070

2020/0443 – Erection of canopy roof structure for ambulance drop off area and associated sheltered walkway to the new children’s emergency department blue light entrance.

2020/0760 – Discharge of conditions 10, 12, 14 and 14 of application 2019/1070

2020/0800 – The installation of a new 20m high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary department thereto.

2020/0994 - Erection of single storey modular unit to the Light Court of the Acute Medical Assessment Clinic, single storey infill development to Light Court of Surgical Admissions Unit, access prevention measures to external staircase and mezzanine records store with double access door within the gymnasium roof.

2020/1198 - Removal of existing conservatory and erection of single storey extension to ARU block

2021/0601 - Installation of prefabricated modular unit with a self-contained MRI scanner and associated equipment, link corridor to join with the hospital and conversion of 5no offices into a new preparation area for the MRI with patient changing room facilities (Retrospective).

2021/0918 - Erection of single storey extension and associated roof plant within existing courtyard area located adjacent to the Outpatients Entrance to form new critical care unit.

2021/1051 - Installation of roof top air handling unit on Block O of hospital complex

2021/1178 - Replacement of 15m high telecommunications street pole with 20m street pole, replacement equipment cabinet with ancillary works thereto (Application to determine if prior approval is required)

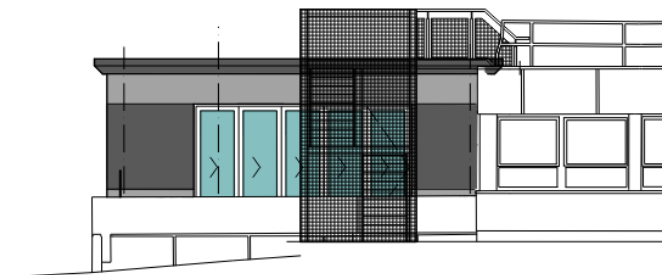
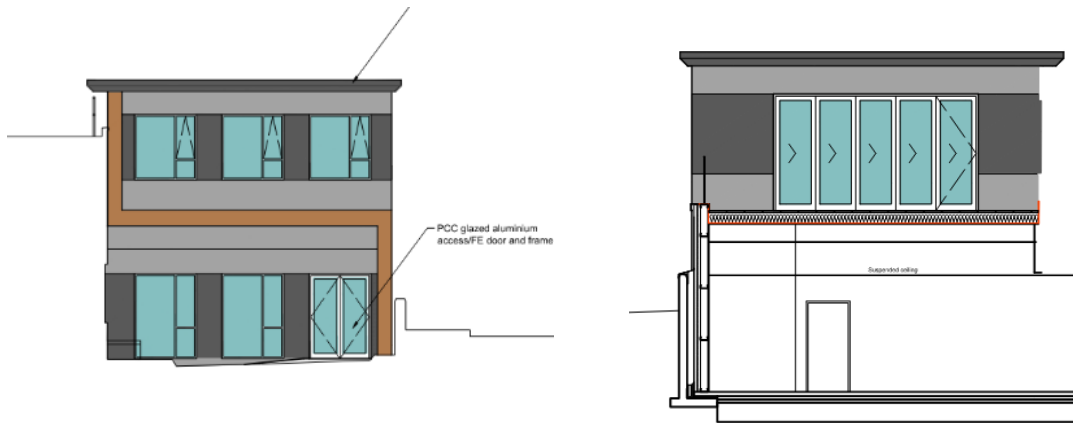
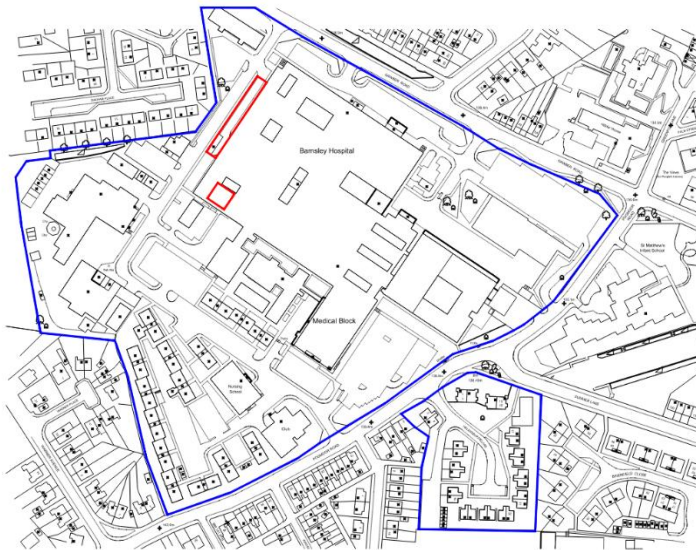
2022/0979 – Installation of 2no heat pumps onto estate management and education centre building roof tops and 3no heat pumps installed at ground level in different locations around site.

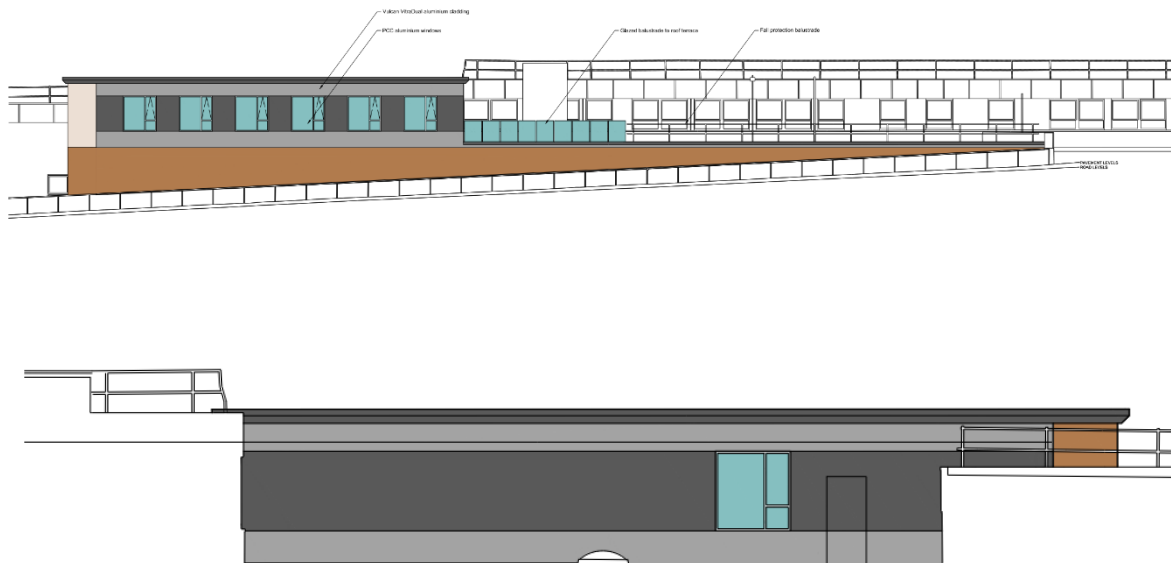
Proposed Development

The applicant seeks permission for the erection of a single and two storey extension to the western elevation of the hospital building with the erection of a roof top plant room and associated air handling unit to expand the existing Operating Theatre department and provide enhanced staff welfare facilities including roof top seating area. The extension is to project 8.2m from the western

elevation, extending 50m along it at ground floor level and 19.3m at first floor level, with an additional 8.6m to provide an outdoor seating area. The extension is to be clad in Valcan VitraDual aluminium cladding in Light Zinc, Charcoal Zinc and Corten 3 an orange/bronze colour. The plant room is to measure 14m by 13m with a height of 2.5m and is to be clad in Metal sheet cladding in a colour to match the Valcan VitraDual Light Zinc of the main building.

Proposed Site Plan:





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

- Policy I2 Educational and Community Facilities
- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making
- Policy POLL1 Pollution Control and Protection
- Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (NPPF)

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.

Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Highways DC – No objections as the proposed extension would have no impact on vehicular access or parking arrangements.

Pollution Control – No objections subject to the inclusion of a condition limiting construction hours.

Ward Councillors – No objections received.

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no comments have been received.

Assessment

Principle of development

The authority will support the provision of schools, educational facilities, and other community facilities. The erection of extensions to non-domestic buildings are acceptable in principle where there is no significant adverse effect on residential amenity, where satisfactory standards of design are achieved, and there is no detrimental impact on highway safety.

The site is located in Urban Barnsley and would provide health care provision benefits to the local community, therefore complying with Local Plan Policy I2.

Visual Amenity

The proposed extension would be located on the north-western side elevation of the existing building and adjacent to the access road, which provides access to the south of the site. Due to the shape and orientation of the proposed extension, it would not form a dominant feature when viewed from public vantage points and is to be constructed from aluminium cladding in colours which would match the existing extension to the northern elevation of the building. It is acknowledged that the extension is designed with a flat roof, however this follows the design of the existing building, and the inclusion of a pitched roof would be at greater odds with the building, and therefore having a greater impact on the character of the area.

It is also proposed to install a plant room on the roof of the building with an associated air handling unit (AHU); the plant room would provide screening the machinery of the AHU and would mirror existing plant rooms within the roof.

The location of the plant room and AHU is set towards the south of the roof, away from the highway and public vantage points. It is acknowledged that there would be some visibility of the plant room however, that would be limited due to its location within the roof and the neighbouring buildings within the hospital site providing some screening. There would be some views from surrounding highways and public vantage points, but these would generally be against the larger buildings in the background. There are background developments evident across the hospital site and as such, visual amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

Residential Amenity

The proposed extension would be located on the western elevation of the hospital building to the east of and facing towards the residential properties situated on Oakham Place. Whilst the extension would result in the hospital building projecting closer to the boundary with these properties, they are separated from it by the access road and a parking area, and the extension

sits within the height of the existing building and is therefore not considered to result in a loss of outlook or an increase in overshadowing.

It is acknowledged that the first floor side elevation would include windows which serve the staff facilities along with the outside seating area, which could increase levels of overlooking. However, the windows and the seating area are located a sufficient distance from the dwellings on Oakham Place not to increase levels of overlooking to an unreasonable level. In addition, there are trees located within the hospital grounds which would provide screening the rear elevation and amenity spaces of these properties.

Pollution Control have been consulted on the application and have raised no objection to the installation of the plant room and associated AHU and request that a condition is included to limit construction hours.

Highway Safety

The proposed extension is to be located on the western side elevation of the hospital building, within an existing service area. The inclusion of the extension would have no impact on vehicular access or parking arrangements and as such there are no objections from a highways perspective and as such the proposed development is considered to be in compliance with Local Plan Policy T4.

Conclusion

The erection of the extension to the existing hospital building and the erection of a roof top plant room and associated air handling unit to expand the existing Operating Theatre department and provide enhanced staff welfare facilities is considered not to have a detrimental impact on the amenity of surrounding residents, on the character of the street scene or upon highway safety, in accordance with Local Plan Policies GD1, D1 and T4 and as such is acceptable.

Recommendation

Approve with conditions.