

2023/0830

Ms Denise & Debra Childs & Ashurst

58/58a Eldon Street, Barnsley, S70 2JL

Repairs and replacement to the building frontage including new shop fronts to the front and side

Site Description

The site is located within a parade of shops within the Primary Shopping Area of Barnsley Town Centre on Eldon Street. The frontage of the premises consists of the ground floor front area with a modern commercial shop frontage to the East. The upper floors to the building frontage are adorned with four tall windows across the frontage to each floor, with a central three windows to the uppermost floor which have been bricked infilled. The South and West facing elevations, are both pierced with window and door openings to all above ground floor level. The site is adjacent the grade ii listed Civic Hall and in the Regent Street/Church Street/Market Hill Conservation Area.

Planning History

B/80/1982/BA - Change of use from storage to office accommodation (first floor)

B/81/0399/BA - Change of use from store room to Restaurant

B/82/1081/BA - Change of use from 1st floor store to dental surgery

B/83/0711/BA - Change of use from shop to pool hall

B/83/1206/BA - Use of upper floor of shop as pool hall and erection of fire escape

B/83/1416/BA/AD - Projecting illuminated signs

B/83/1833/BA - Change of use of pool hall to amusement centre (ground floor) and basement to bowling alley

B/84/0463/BA - Erection of external fire escape

B/86/0186/AD/BA - Illuminated fascia sign

B/88/0932/BA - Conversion of basement into wine bar

B/90/1160/BA - Extension of amusement centre and installation of new shop front

B/91/0758/BA - Change of use of first floor of premises from the dentist to snooker club

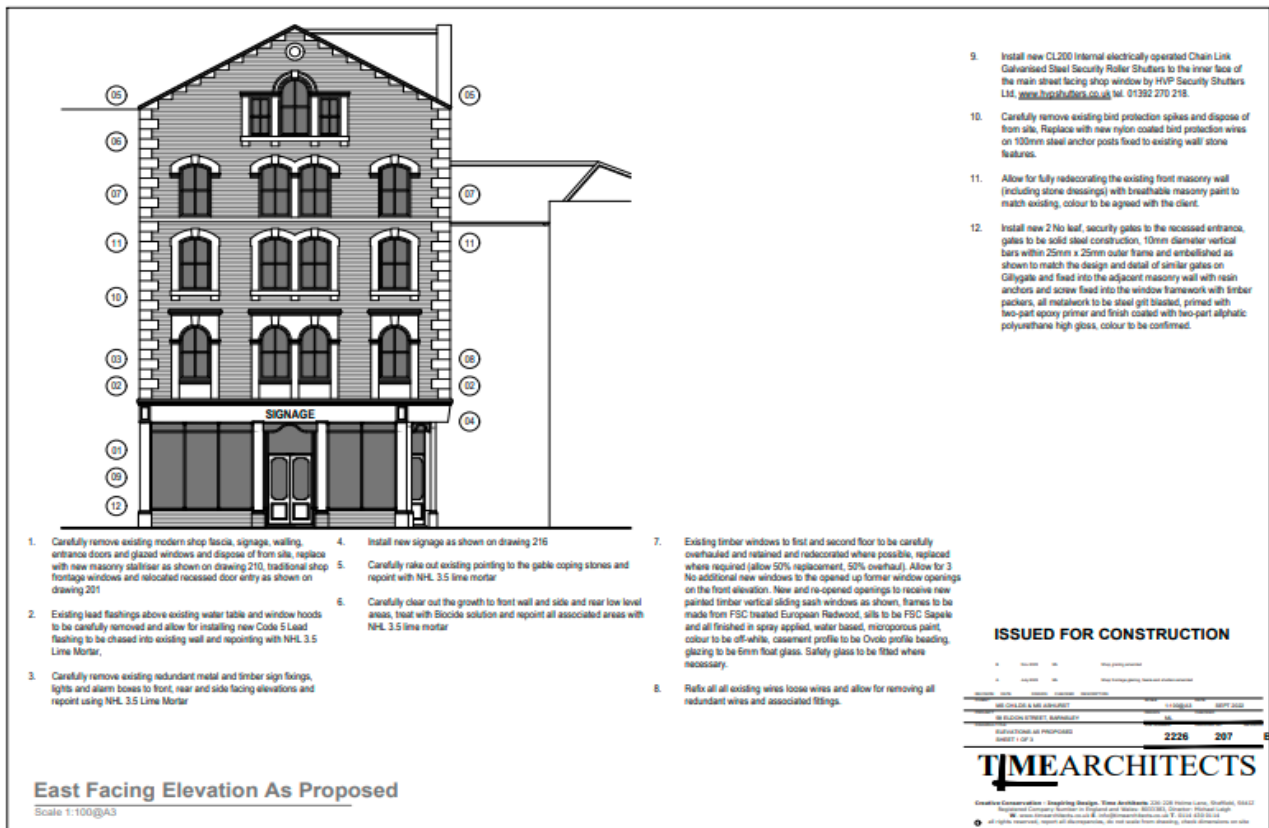
B/93/0939/BA - Change of Use Snooker Hall to hairdressing salon/coffee lounge and training establishment

B/93/0960/BA - Installation of new shop front

B/04/2449/BA/AD - Display of illuminated fascia and projecting sign to hair salon

2006/1893 - Installation of air conditioning units to side and rear of premises (retrospective)

Proposed Development



The applicant is seeking approval for repairs and a replacement to the building frontage including new shop fronts to the front and side.

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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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 – Primary Shopping Area / Regent Street/Church Street/Market Hill Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy TC1 - Town Centres
Policy TC2 - Primary and Secondary Shopping Frontages
Policy D1 - High Quality Design and Place Making
Policy GD1 - General Development
Policy Poll1 - Pollution Control and Protection
Policy SD1 - Presumption in favour of Sustainable Development
Policy HE1 - The Historic Environment
Policy HE3 - Developments affecting Historic Buildings

Supplementary Planning Documents

- Shopfront Design

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 places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

Central Ward Councillors were consulted and raised no objections.

The LPA's Conservation Officer was consulted and raised no objections.

Public Rights of Way were consulted and raised no objections.

Additionally, correspondence was received from South Yorkshire Police in regard to secured by design and these comments have been passed onto the applicant.

Representations

Neighbour notification letters were sent to surrounding properties, a site notice posted, and a press notice issued, no comments were received.

Assessment

Principle of Development

The installation of a replacement shop front 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 street scene and in this case the conservation area and adjacent listed building.

Impact upon Visual Amenity, Conservation Area and Setting of Listed Building

The site is an integral part of the Eldon Street/High Street Heritage Action Zone and an important location being immediately adjacent to the listed Civic Hall. The replacement shop front will update the existing shop front and in turn improve the primary shopping area, to give a more pleasing appearance to the area and as such it is considered that the proposed replacement shop front would not detract from the character of the street scene. The general approach which is conservation lead and therefore raises no issues. The proposal is considered acceptable in terms of visual amenity, its impact upon the Regent Street/Church Street/Market Hill conservation area and the setting of the adjacent listed building.

Residential Amenity

There will be no detrimental impact upon residential amenity from the proposed alterations.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions