

2023/0799

Mr Peter Johnson

2 Peel Square, Barnsley, S70 1YA

To replace all of the existing first floor windows with new double glazed aluminium windows

Site Description

The application site is Leeds Building Society, 2 Peel Square which is located at the bottom of Market Hill and Peel Square, both main shopping streets in Barnsley Town Centre. The site is located to the south of the Regent Street/Church Street/Market Hill Conservation Area. Furthermore, it is adjacent 1 Queen Street which is a Grade II listed building.

Planning History

B/82/0977/BA - New shop front

B/83/0384/BA/AD - Illuminated fascia and box signs (Refuse)

B/85/0527/BA - Change of use from private club into offices

B/87/1091/BA/AD - Illuminated fascia sign and projecting box sign (Approve)

B/87/1098/BA - Installation of new shop front

B/98/0265/BA/AD - Display of illuminated fascia signs

B/98/1362/BA - Change of use to building society branch office

B/99/0023/BA/AD - Display of illuminated fascia and projecting signs (Approve)

B/04/0395/BA/AD - Display of illuminated fascia and projecting signs (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the replacement of all the existing first floor windows with new double-glazed aluminium windows.



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 – Town Centre District 6

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 SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

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 134 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 ...

Representations

Neighbour notification letters were sent to surrounding properties, as well as a site notice erected and press notice published. One comment was received in support of the application.

Assessment

Principle of Development

The site is within urban Barnsley in town centre district 6 as such, the replacement of the windows is deemed acceptable in principle and consent will be granted where the development is appropriate in scale, respectful of the areas character and visual amenities and does not adversely impact the amenity of local residents or highway safety.

Visual Amenity and Impact on Setting of Listed Building

The proposal is considered to be compliant with Local Plan Policy HE1: The Historic Environment and is considered acceptable in terms of its impact on the adjacent listed building and conservation area.

Residential Amenity

It is anticipated that there will be no detrimental effect from the replacement windows for local residents and it will not be prejudicial to the amenity of surrounding units.

Highway Safety

There will be no impact upon highway safety.

Other Issues

The letter of support did raise other points that cannot be considered as part of the application. It is only the remit of the Local Planning Authority to consider what is presented by the applicant in an application as is the case with the replacement windows as present in the submitted plans.

Recommendation

Approve with conditions