

Application Reference: 2026/0056

Site Address: 334 Sheffield Road, Birdwell, Barnsley, S70 5TU

Introduction: Removal and retention of existing signage (Listed Building Consent)

Relevant Site Characteristics

The application relates to 334 Sheffield Road, Birdwell, Barnsley, S70 5TU. The building is Grade II listed as the Tankersley Mine Rescue Station in 1988 for its architectural and historic interest. The building is two storeys in height, constructed of red brick with ashlar dressings, a slate hipped roof, and a single brick stack. The building has been noticeably altered over time, including late 20th-century changes and, more recently, the erection of large, visually intrusive signage from 2016 on the principal and side elevations.

The building is located on Sheffield Road, which is designated as an 'A' road. Terraced properties are located southbound from the site. An Aldi shop is located adjacent to the site, across Sheffield Road. Commercial units are located directly to the rear of the building and are constructed from similar materials to the site. A Dance school is located to the north of the site. Parking and fields are located to the south of the site.

Planning History

Application Reference	Description	Decision
B/95/0543/WO	Change of use of former NCB Rescue station to offices and builders store/yard	Refusal
2015/0809	Change of use of existing dwelling (C3) to beauty parlour (Sui Generis)	Approve with Conditions
2016/0054	Installation of new external door opening (Listed Building Consent)	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking consent to retain the existing main front-facing fascia signs and to remove the service board currently covering the salon entrance door, remove the side elevation Hyde Café sign, remove the side elevation Skin & Tonic sign and remove the upper Laura Caddick sign.



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 – Urban Fabric

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 T4: New Development and Transport Safety. – States that New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

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

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice for Listed Building Consent was advertised on the 10th March 2026 with a consultation expiry date of the 31st March 2026.

Conservation Officer – No Objection

Highways DC – No Objection

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The building is a Grade II listed building. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore, provided that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building Conservation Area and Visual Amenity

The dwelling is a grade II listed building, as such, paragraph 205 of the NPPF requires Local Planning Authorities to identify and take into account heritage significance including the setting and the effect of a proposal. Great weight is given to an asset's conservation, irrespective of the degree of harm. Any harm to or loss of significance will require clear justification.

In line with the consultation response from the LPA's Conservation Officer, it is agreed that the proposed signage removal would pose no harm to the significance of the listed building and would in fact be more in keeping with the historical character of the building, returning the building closer to its original historical character. The existing signage never received planning permission, advertisement consent or listed building consent and so the proposed partial removal is to the benefit of the site. The retention of the front elevation signage is considered an acceptable compromise in order to allow the business to continue trading with effective signage.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such, this weighs substantially in favour of the proposal.

Highways

Given the proposal detailed to remove signage, the likelihood of distractions to drivers would be reduced.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries substantial weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

There has been no requirement to request amendments.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2) The development hereby approved shall be carried out strictly in accordance with the approved planning statement

20260056 Planning Statement received 20th April 2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
- 3) Any future alterations to a listed building, other than like-for-like repairs, must secure listed building consent prior to the commencement of any works. For advice or guidance, you can contact the Council's Conservation Officer with your queries.