

2023/0822

Mr Liam Jowett

16 - 18 Shambles Street, Barnsley, S70 2SW

External alterations to ground floor building frontage including removing 2 sets of existing aluminium framed double doors to front elevation and the blocking up with a painted rendered finish and alterations to the remaining double doorway to create new main entrance with timber framed glazed inner lobby doors, plus a bi-folding set of outer doors.

Site Description

The application relates to a two-storey, brick-built semi-detached building with a rooftop terrace, accommodating Soho Music Institute: a town centre bar and club. Its frontage comprises white painted render brick pillars, three sets of aluminium framed bi-folding doors with Juliet balconies, and relatively plain black and white fascia signage.

The building is prominently located within Barnsley town centre, fronting Shambles Street and in proximity of Barnsley Sixth Form College and opposite the Centenary Square and Town Hall: a grade II-listed building. The building is located directly adjacent to a Conservation Area. To the east is a public footpath which leads onto Graham's Orchard with a pub and restaurant beyond. Adjoining the building to the west is Yorkshire House: a three-storey building comprising ground floor commercial units and first and second floor apartments. To the rear of the building is a public pay and display car park.



Planning History

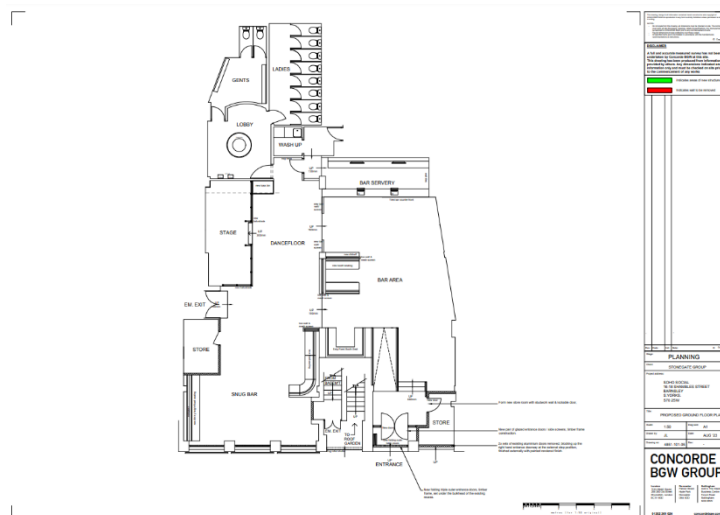
There is an extensive planning history associated with the application site dating back to 1977; however, the most recent and relevant applications are as follows:

- 2019/0001 – Removal of existing roof structure to enable formation of roof top bar and association alterations including closing up former window openings with glass panels. – Approved.
- 2019/0002 – Erection of internally illuminated fascia sign on front elevation. – Approved.

Proposed Development

The applicant is seeking approval for external alterations to the ground floor building frontage, various internal alterations, and the general refurbishment of internal ground floor spaces.

External alterations would include the removal of two sets of existing aluminium framed double doors: one to be replaced by a triple glazed bi-folding outer entrance door and a new pair of glazed internal entrance doors with a timber frame construction, and the other to be blocked up at the external step position, forming an internal store behind, and finished externally with painted render.



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 and the proposals would affect the setting of the Regent Street/ Church Street/ Market Hill Conservation Area; therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***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 policies include:

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

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

Highways DC, Pollution Control, Building Control, Public Rights of Way, and a Conservation Officer were consulted on the application.

Highways DC offered no objections with no requirement for specific highways related conditions, Pollution Control offered no objections subject to a condition, and the Conservation Officer offered no objections. Public Rights of Way did not respond; however, an informative will be included to ensure access to the public footpath is maintained.

Representations

Neighbour notification letters were sent to surrounding properties and the application was publicised by way of a site notice, expiring 10/10/2023. 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 provided that they will maintain and enhance the vitality and viability of town centre.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Local Planning Authorities should look for opportunities for new development within conservation areas, world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Design, Heritage, and Visual Amenity

Sections 16 (2) and 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 or its setting or any features of special architectural or historic interest which it possesses.

The application property – 16 -18 Shambles Street – is located to the south of and opposite the Town Hall: a grade II-listed building and is located immediately adjacent to the Regent Street/ Church Street/ Market Hill Conservation Area. The existing property has a relatively plain frontage that comprises white painted render brick pillars, three sets of aluminium framed bi-folding doors with Juliet balconies, and black and white fascia signage. As such, the existing building is considered to be a minor negative element in the setting of the listed building and conservation area that does not erode or harm the setting to any great degree. The proposed external alterations are relatively minor and are not expected to significantly alter the appearance of the building, especially as a new rendered part where an existing door would be blocked up would adopt a colour that would match or be of a similar appearance to the existing rendered elements of the building.

The proposals are, therefore, considered to conserve or enhance the character or appearance of the building and the conservation area in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Buildings* and *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Alterations to an existing building are acceptable in principle provide that any development would not result in an unacceptable increase in pollution which could affect or cause nuisance to the natural and built environment or to people.

The proposed alterations would be confined to the existing footprint of the building and are unlikely to result in an unacceptable increase in overshadowing, overlooking and loss of privacy, or reduced levels of outlook. However, it is acknowledged that the proposed works could have the potential to be disruptive and impact the health of those who live and/ or work in the locality. Therefore, to limit the potential impact, demolition and/ or construction works should only occur at specified times.

The proposals are, 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 application site is located to the south side of Shambles Street: a primary transport route through the town centre. A public pay and display car park is located to the rear and is accessed off Graham's Orchard.

The proposed development would unlikely adversely impact the public car park or highway safety as the works proposed would largely be internal or limited to the building's frontage. Moreover, Highways DC were consulted on the application and raised no objections.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions