

HERITAGE STATEMENT

PLANNING PERMISSION FOR IMPROVEMENT WORKS TO EXISTING CAR PARK AT PALL MALL, BARNSELY



Project Ref. 2000-003

Client: Northumberland Trading Limited

November 2020

Rev.001

Planning • Architecture • Design

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1.0 INTRODUCTION

- 1.1 Sensus Architecture Ltd has been commissioned by Northumberland Trading Limited to provide a Heritage Statement to accompany a full planning application to upgrade the existing car park at Wellington Street by providing a new tarmac surface, areas of paving, a stone wall with railings above and several trees that sit within black guards.
- 1.2 This Heritage Statement does not include an archaeological assessment which is covered separately under a Heritage Impact Assessment (HIA) undertaken by Boarder Archaeology.
- 1.3 It is a well-established principle of good conservation practice that ‘understanding’ should inform the management of change in the historic environment. One of Historic England’s Conservation Principles is that *‘understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time’*. Gaining understanding should not be seen as burdensome, but as a necessary part of the responsible management of change. It should help to avoid negative impacts and be aimed towards achieving creative and sensitive solutions.
- 1.4 In order to meet this requirement, local authorities normally now require a Heritage Statement to be prepared to inform and accompany proposals affecting heritage assets. As required by paragraph 189 of the NPPF, the detail and assessment in this report is considered to be:
- ‘proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.*
- 1.5 Heritage assets can include a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including any local listing).
- 1.6 A Heritage Statement should therefore provide the Local Planning Authority with enough information to adequately understand the impact of the proposals on the significance of any heritage assets affected.
- 1.7 This Heritage Statement seeks to identify historic assets (both designated and undesignated) in the vicinity of the specific study area and information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the National Planning Policy Framework (the NPPF) which requires an applicant to:
- “describe the significance of any heritage assets affected, including any contribution made by their setting’

- 1.8 The following sections of this Heritage Statement set out details of the nearby heritage assets, using photographic and documentary evidence. It includes an assessment of the architectural and historical significance of the asset, including an assessment of the impact of the proposed development on the significance of the asset, together with justification for approach to the car park upgrade works and details of any mitigation measures proposed.

2.0 SITE DESCRIPTION AND BACKGROUND

- 2.1 The application site comprises an existing car park located to the north of West Way (A628), West of New Street and south of Wellington Street and Pall Mall as shown on the Site Location Plan and Aerial view below:



Figure 1: Existing Location Plan

Figure 2: Google Earth Aerial image of site.

- 2.2 The site lies adjacent to the non-listed Francis Jordan House, occupied by the Big Man retail outlet.



Fig. 3: View of site from West Way, showing the corner of Francis Jordan House to the west with the entrances to New Street and Market Street beyond.

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- 2.3 The site is not located within a Conservation Area or Archaeological Priority Area. The site is within the immediate proximity of two grade II listed buildings which front Wellington Street and are located to the north of the site:
1. Grade II listed - The Coop Jewellers Premises at 45 Wellington Street (List Entry No. 1315040)
 2. Grade II Listed – Premises Co-operative Store (List Entry No.1191770)
- 2.4 Prior to its destruction by fire in 2016, the site had been occupied by the former Barnsley British Cooperative Store, built in 1886 and designated as a Grade II listed building (List Entry No. 1192019) which at that time had been converted to use as a night club venue and restaurant. In 2017 planning permission was granted for use of the site as a car park under application ref: 2017/1507.

3.0 PROPOSED DEVELOPMENT

- 3.1 This application seeks planning permission for various works to upgrade the existing car park, which includes the following:
- Re-surface in permeable tarmac
 - Provision of trees and areas of decorative paving
 - New boundary wall and railings to the north and east boundaries, incorporating a seating area at the corner of New Street
 - Reinstatement of the east gable end of Francis Jordan House, which would be repaired, rendered and painted in a colour to match the existing brick.
- 3.2 The proposals are detailed on the following plans which form the application package and which this assessment considers:
- Drawing Number: 20001-003-A (Proposed Parking Layout)
 - Drawing Number: 41257/PJ/A by Knightfisher Lighting (Lighting Strategy)
- 3.3 In addition to this, the application is supported by a number of CGI images to represent how the site will look when developed.
- 3.4 Section 7 of this Report presents an analysis of the harm or benefits of the proposed development on the identified heritage assets discussed at Section 2.

4.0 METHODOLOGY

4.1 The aims of this Heritage Impact Statement are to assess the contribution that the Site makes to the heritage significance of the surrounding designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the proposals, along with any level of harm caused, if relevant.

Site Visit

4.2 A Site Visit was undertaken by Sensus Architecture during January 2020 and October 2020, during which the surrounds were assessed.

Sources

4.3 The following key sources have been consulted as part of this assessment:

- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- Aerial photographs and satellite imagery
- South Yorkshire Historic Environment Record (HER)
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.

4.4 In the NPPF, a Heritage asset is defined as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

4.5 In the NPPF, Heritage significance is defined as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

4.6 Historic England’s Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of the significance as part of the application process. It advises understanding the nature, extent and level of significance of

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a heritage asset. In order to do this, GPA2: Managing Significance also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's Conservation Principles¹: *aesthetic, communal, historic* and *evidential*. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise *archaeological, artistic* and *historic*.

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.7 Significance results from the combination of any, some or all of the values described above.

Setting and Significance

4.8 As defined in the NPPF:

'Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.9 Setting is defined as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

4.10 Therefore, setting can contribute to, affect an appreciation of the significance or be neutral with regards to heritage views.

4.11 It is also important to note that whilst physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. This was recently considered in a High Court Judgement² where it was concluded that:

'The term setting is not defined in purely visual terms in the NPPF which refers to the "surroundings in which a heritage asset is experienced". The word "experienced" has a broad meaning, which is capable of extending beyond the purely visual'.

¹ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

² EWHC 1456, Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council, 2017.

Assessing change through alteration to setting

- 4.12 How setting might contribute to these values has been assessed within this report with reference to Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (henceforth referred to as GPA 3: The Setting of Heritage Assets), particularly the checklist given on page 9. This advocates the clear articulation of '*what matters and why*'
- 4.13 In GPA 3: The Setting of Heritage Assets, a stepped approach is recommended, of which Step 1 is to identify the heritage assets affected and their setting. Step 2 is to assess '*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s)*'. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment, including, among other things: topography, other heritage assets, land use, green space, functional relationships, degree of change over time and integrity. It also lists points associated with the experience of the asset which might be considered, including views, intentional indivisibility, tranquillity, sense of enclosure, accessibility rarity and associative relationships.
- 4.14 Step 3 is to assess the effect of the proposed development on the significance of the asset(s), Step 4 is '*maximising enhancement and minimising harm*'. Step 5 is '*making and documenting the decision monitoring outcomes*'.
- 4.15 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of a listed building will make reference to any special historic or architectural features it possesses.

Levels of significance

- 4.16 Two levels of significance are identified in the NPPF and the National Planning Guidance:
- Designated Heritage Asset: '*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*'
 - Non-Designated Heritage Asset: '*These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'*³

³ National Planning Guidance: Paragraph: 039 Reference ID: 18a-039-20140306

Why is significance important?

4.17 As set out in the National Planning Guidance:

‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’⁴

Assessment of Harm

4.18 Assessment of any harm will be articulated in terms of the policy and the law that the proposed development will be assessed against, such as whether the proposed development preserves or enhances the character or appearance of a Conservation Area, or preserves the architectural and historic interest of a listed building, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

4.19 In order to relate key policy, the following levels of harm may be potentially identified:

- *Substantial harm or total loss.* It has been clarified in the High Court Judgement of 2013⁵ that this would be harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated although or very much reduced.
- *Less than substantial harm.* Harm of a lesser level than that identified above.

4.20 It is also possible that a development will cause no harm or preserve the significance of heritage assets. A High Court Judgement of 2014⁶ is relevant to this. This concluded that with regards to preserving the setting of a Listed Building or preserving the character or appearance of a Conservation Area, ‘*preserving*’ means ‘*doing no harm*’.

4.21 Preservation does not mean no change: it specifically means no harm. GPA 2: Managing Significance states that ‘*Change to heritage assets is inevitable but it is only harmful when significance is damaged*’. Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and the environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

⁴ Paragraph 009 Reference ID: 18a-009-2014306

⁵ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

⁶ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle.

- 4.22 As part of this, setting may be a key consideration. For an evaluation of any harm to significance though changes to the setting, this assessment follows the methodology given in GPA 3: The Setting of Heritage Assets, described above. Again, fundamental to the methodology of this document is stating '*what matters and why*'. Of relevance is the checklist given on page 11 of GPA 3: The Setting of Heritage Assets.
- 4.23 It should be noted that this key document states that:
'setting is not a heritage asset, not a heritage designation'.
- 4.24 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to significance, though changes to setting,
- 4.25 With regards to changes in setting GPA 3: The Setting of Heritage Assets states that '*protection of the setting of heritage assets need not prevent change*'.
- 4.26 Additionally, it is also important to note that, as clarified in the Court of Appeal⁷, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

- 4.27 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

5.0 PLANNING POLICY FRAMEWORK

- 5.1 This section of the statement sets out the legislation and planning policy considerations and guidance contained within both national and local guidance which specifically relates to the application site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 5.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁷ Palmer v Herefordshire Council & Anor [2016] EWCA CIV 1061 (04 November 2016).

- 5.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

- 5.4 In the 2014 Court of Appeal judgement⁸ in relation to the Barnwell Manor case, Sullivan LJ held that:

'Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be careful consideration by the decision-maker for the purpose of deciding whether there would be some harm but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise'.

- 5.5 Recent judgement in the Court of Appeal (Mordue) has clarified that, with regards to the setting of listed buildings, where principles of the NPPF are applied, this is in keeping with the requirement of the 1990 Act.
- 5.6 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

- 5.7 National policy guidance is set out in the Government's National Planning Policy Framework (NPPF) revised February 2019.
- 5.9 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites to achieving public benefits are also key material considerations for application proposal.

⁸ East Northamptonshire District Council c SSCLG (2015) EWCA Civ 137

5.20 Section 16 of the NPPF set out the National Policy with regards to conserving and enhancing the historic environment.

5.21 *As set out later in this statement, it can be demonstrated that the proposals would not harm and serve to enhance the setting of the nearby listed buildings.*

National Planning Guidance

5.22 The Department for Communities and Local Government launched the planning practice web-based resource in March 2014 (the PPG). The PPG has a section on the subject of 'Conserving and enhancing the historic environment' which confirms that the consideration of 'significance' in decision making is important.

5.23 In terms of assessment of harm, the PPG confirms that whether a proposal causes harm, be it substantial, less than substantial or no harm at all, will be a judgement for the individual decision maker having regard to the individual circumstances of the proposal.

Local Planning Policy

5.24 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

5.25 The Development Plan for Barnsley Metropolitan Borough Council comprises the Barnsley Local Plan, adopted January 2019

5.26 The following BLP Planning Policies apply to this site and to the objectives of the development:

- **Policy HE1: The Historic Environment** – This policy states that the Council will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. Particularly relevant to this site are the following criteria:
 - b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit

- d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.
- f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.
- **Policy HE2: Heritage Statements and General Application Procedures** - Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

6.0 THE HISTORIC ENVIRONMENT CONTEXT

Site

- 6.1 During the medieval and early post-medieval periods, the site was situated to the south of the medieval town of Barnsley. During the 13th century, a new planned urban settlement was established, focused on the broad market place at Market Hill (about 300m of the site) with burgage plots laid out along Church Street to the north (towards the parish church of St Mary) and Market Street to the South. By 1804 a Chapel was constructed on the site at the north side to Wellington Street and New Street and by mid-19th century had a thriving congregation. Historical evidence in 1956 describes it as being a plain utilitarian building with little architectural pretension. Adjacent to the chapel were a pair of houses with yards understood to be the minister's residence, with further housing and densely paced houses along New Street and on the then street network which has since been replaced by West Way.
- 6.2 In 1872 the Chapel was sold to the Barnsley British Cooperative Building Society and it was subsequently converted in 1876 before its demolition and replacement with a substantial building in June 1986 by the Cooperative Building Society. The store was substantially enlarged in 1902 resulting in the demolition of several houses and buildings fronting onto Pall Mall and Wellington Street.



Fig.3. Co-op building in 1902. (Source, National Archives).

- 6.3 The Cooperative Store building was designated as a Grade II listed building in 1976 and although the store itself was closed in 1995 and converted into a nightclub and café in 2001, the building remained largely intact until it was completely destroyed by fire in 2016. Following its demolition, it was used for additional parking in association with the adjoining retail premises with the parking area being extended and used for short stay parking in the town centre in 2017.

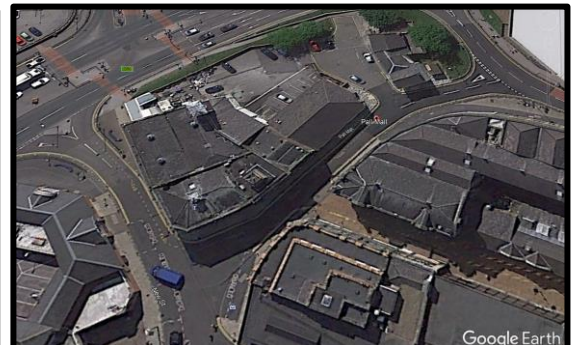


Fig.4 & 5. Former listed building on site fronting Wellington Street and former buildings footprint



Fig.6. Former listed building on site fronting New Street

- 6.4 The application site therefore has some historical value, albeit the former historic and listed buildings are no longer present on site and other changes such as the significant highway infrastructure works at West Way have reduced this value to a level where it is no longer experienced from the site. The site is not considered to possess any communal value or aesthetic value.

Nearby designated heritage assets

- 6.5 The site is within the immediate proximity of two grade II listed buildings which front Wellington Street and are located to the north of the site:
1. Grade II listed - The Coop Jewellers Premises at 45 Wellington Street (List Entry No. 1315040)
 2. Grade II Listed – Premises Co-operative Store (List Entry No.1191770)



Fig.7. Listed buildings opposite (north) of the site identified with a yellow triangle



Fig.8. Image of listed buildings opposite the site

6.6 The key characteristics of the area include:

- Substantial and historic buildings on the north side of Wellington Street and Pall Mall
- Site very much characterised by the road network and poor-quality boundary treatments, street furniture and deteriorating surfacing on the public footpaths
- Modern buildings around New Street and West Way
- Numerous signs and evidence of poor-quality shopfronts that detract from the building at ground floor level
- Poor quality and inconsistent approaches to hard surfacing
- Varied styles and heights of buildings.
- Black bollards and grey or buff paving stones are prevalent
- Good pedestrian links into the core Town Centre Area
- Positive wider regeneration proposals of high quality in the Town Centre and the south side of West Way
- Buff brick and York stone prevalent

Positive

6.7 The Barnsley Town Centre also includes positive characteristics of the historic area which can be summarised as being:

- Historic streets and buildings
- Some good quality replacement buildings that respect local vernacular
- Regeneration proposals south of West Way and in the wider Town Centre.

Negative

6.8 The negative attributes of the area can be summarised as comprising:

- Inappropriate changes to buildings and highly insensitive alterations which detract from the street
- Empty buildings
- Current car park undermines pedestrian use and visual appearance of the area
- Poor quality hard surfacing in need of repair

7.0 ASSESSMENT OF HARMS OR BENEFITS

- 7.1 This section addresses the heritage planning issues that warrant consideration in the determination of the application for Planning Permission, in line with the proposals set out at Section 3 of this report.
- 7.2 The Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.3 The Statutory requirement set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) considerable weight should be given to the preservation of the special architectural or historic interest of the listed building.
- 7.4 The policy guidance set out in the NPPF is a material consideration that attracts significant weight in the decision-making process.
- 7.5 The NPPF states that development proposals should preserve or enhance the significance of a heritage asset such as a Conservation Area and Listed Buildings, and therefore this needs to be a primary consideration in the determination of the application.
- 7.6 As part of conducting a Heritage Assessment it is important to assess and consider the value of each 'heritage asset', including buildings (whether Listed or not) as well as other historic assets in Conservation Areas. This is achieved through the provision of appropriate information to inform the planning making process.
- 7.7 The NPPF states that local planning authorities should require applicants:

'...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance'
- 7.8 It is also important to consider whether the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the designated heritage asset and subsequently any public benefit that may arise as a result of the proposal.
- 7.9 As set out above, the guidance within the PPG states that substantial harm is a very high test, and that it may not arise in most cases. It also states that it is the degree of harm to the significance of the asset rather than the scale of the development which is to be assessed.

- 7.10 The planning site history related to this site acknowledges that its current condition and appearance is undermining to the appearance of the area. Our site appraisal would confirm that the worn-out parking surface, poor quality temporary and deteriorating boundary treatments, coupled with the gable wall to Francis Jordan House in a state of disrepair collectively undermine the appearance of this site. There is therefore a real opportunity to significantly improve the appearance of this existing car park.
- 7.11 The proposals to re-surface the car park, provide a quality and consistent surface treatment, provide highway quality boundary treatments which also serve as a seating area in the public realm would serve to enhance the appearance of the existing car park. At present the site is heavily characterised by oppressive and deteriorating temporary boarding and this lies directly opposite the listed buildings, significantly undermining their setting.
- 7.12 The work will include removing graffiti from the existing boundary walls which will provide a further enhancement to the setting of the listed buildings opposite as well as the wider public realm.
- 7.13 Lighting has been selected to fit in with the style and character of external lighting in the wider Town Centre. The lighting has been modelled by lighting specialist and the figures show very low levels of light which are entirely appropriate for a car park site in a Town Centre and would not change the character of the wider area. As the type of lighting column selected is similar to that already used around the site it will assimilate with the existing urban lighting and not detract from the setting of the listed buildings.

Summary of potential disbenefits

- The site has historically contained buildings. The proposal seeks to upgrade and continue the use of the existing car park.

Summary of Wider Public Benefits of the proposal

- Facilitate the visual improvement of an *existing* car park in Barnsley town centre.
- Enhance the current setting of two Grade II listed buildings through the quality of the proposals.
- The proposals would involve no harm to *High* value archaeology in the form of post-medieval remains associated with the site of the early 19th century New Street Chapel. Constructing a building on site is likely to cause damage though significant excavation of foundations. Therefore, a less intrusive use is a public benefit.
- The proposals would support the vitality and viability of the Town Centre by visually improving the appearance of a designated gateway site.

- Improve the approach into the town when walking north towards Market Street by removing the poor-quality boundary treatment, and significantly improve views out of the Town Centre when leaving Market Street walking south.
- Better quality parking in an accessible location at the periphery to the town centre which had excellent pedestrian links into the core shopping area. This potentially may encourage visitation into the Town centre which is a high priority to Barnsley.

7.14 For this reason, it can be concluded that the proposals would have a positive impact on the historic significance of the area and settling of the listed buildings.

8.0 CONCLUSIONS

- 8.1 This Assessment examines the heritage attributes located within the vicinity of the application site. As shown on the submitted plans the resulting development would contribute positively and in turn would enhance to the character and appearance of the area and setting of nearby listed buildings.
- 8.2 The proposed development will also provide a high standard of design that would reinforce the quality of place and contribute positively to the street scene and public domain in the Barnsley townscape as a whole. For the reasons given above it is concluded that on balance the proposed development will have an overall positive and beneficial impact on the setting of the grade II listed located to the north of the existing car park.
- 8.3 As such, the proposed development of the site, in the context of the existing appearance and significance of the site, would accord with the duty set out within s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the policy guidance set out within the NPPF, PPG and local planning policy.

Date: November 2020
V1.00