



GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2025/0244

To AXIS Architecture + Design Management Ltd.
Talbot Chambers
2-6 North Church Steet
Sheffield
S1 2DH

Proposal Mixed use scheme consisting of: Conversion of Grade II listed Coal Drops into Class E retail; new build extension to Coal Drops with Class E restaurant unit; Conversion of existing Regency House into Air BnB unit; and new build office and light industrial units (Class E) (Listed Building Consent) ((Amended Plans - Minor alteration to the red-line boundary to include access road))

At Penistone Coal Drops, Regency House, Land at St Mary's Street, Penistone, Sheffield, S36 6DT

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 25/04/2025 and described above.

The approval is subject on compliance with the following 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 amended plans and specifications as approved and as follows unless required by any other conditions in this permission:

- Location Plan - Drawing No 27845 A(00) 01 Rev P01
- Proposed Site Plan – Drawing No 27845 A(01) 02 Rev P06
- Proposed Office Block (GF Plan) Drawing No 27845 A(02) 11 Rev P03
- Proposed Office Block (FF Plan) Drawing No 27845 A(02) 12 Rev P03
- Proposed Office Block (Roof Plan) Drawing No 27845 A(02) 13 Rev P03
- Proposed Office Block (Elevations 1 of 2) Drawing No 27845 A (04) 11 Rev P03
- Proposed Office Block (Elevations 2 of 2) Drawing No 27845 A (04) 10 Rev P02
- Proposed Industrial Block (GF Plan) Drawing No 27845 A(02)20 Rev P02
- Proposed Industrial Block (FF Plan) Drawing No 27845 A(02)21 Rev P02
- Proposed Industrial Block (Roof Plan) Drawing No 27845 A(02)22 Rev P02
- Proposed Industrial Block (Elevations 1 of 2) Drawing No 27845A(04)21 Rev P02
- Proposed Industrial Block (Elevations 2 of 2) Drawing No 27845A(04)20 Rev P02
- Proposed Coal Drops (Elevations 1 of 2) Drawing No 27845 A (04)04 Rev P01
- Proposed Coal Drops (Elevations 2 of 2) Drawing No 27845 A (04)03 Rev P01
- Proposed Coal Drops (Roof Plan) Drawing No 27845 A (02) 05 Rev P01
- Proposed Coal Drops (LGF Plan) Drawing No 27845 A (02) 03 Rev P01
- Proposed Coal Drops (UGF Plan) Drawing No 27845 A (02) 04 Rev P02
- Proposed Signal House (Floor Plans) Drawing No 27845 A (02) 10 Rev P01

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

3 All new external materials shall match or harmonise with the existing or historic materials. No above ground construction works shall commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3

4 The stone used at the eastern end of the Office Building and within the stone plinth to this building shall be in coursed pitched face natural sandstone.
No above ground construction works shall commence until a one-metre-square sample panel of stonework showing the pointing and coursing has been constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3

- 5 The re-pointing used in the Coal Drops and Regency House shall be a pure lime / aggregate mix. Pointing used in the Office Block and Industrial Block shall match (visually) with the lime pointing of the Coal Drops / Regency House. Raking out of OPC shall utilise handheld plugging chisels or Arbortech's with slim line heritage blades to a depth of 35mm. Raking out shall not utilise angle grinders due to the risk of overcuts to arises. Once prepared the joints shall be brushed back by hand and thoroughly wetted to the back of the open joint with a hand spray to avoid suction and cracking. Thereafter the joints shall be pointed with either:
- 1 part NHL3.5 lime to 3 parts washed river or well graded grit sand). The joints should be flush pointed followed by stippling or brushing back to reveal the texture of the aggregate and the arises of the stone blocks to aid curing and create a slightly concave joint.
- Or
- 1 part unslaked powdered quicklime (or 15mm kibble) to 3 parts well graded reiver sand. The aggregate will require sieving to ensure compatibility with the joint width / height. The mortar shall be as dry as possible before pointing at the top of the wall and working downwards to allow cleaning below. The mortar should be packed as tightly as possible into the back of the joint using and pointing key or spatula and finished to a flush or slightly rebated joint. Thereafter pointing should be mist sprayed to control drying and shall be protected from sun, wind, and rain with hessian etc.
- Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3**
- 6 Prior to the Coal Drops building being brought into use, details of the proposed Interpretation board/ interface, that explains the historic significance of the site, are to be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3**
- 7 Stone from the part demolished retaining wall shall be retained where practically possible and re-used to construct the new retaining wall adjacent to Regency House / Office Block. Any new stone required is to match in profile, coursing pattern and pointing.
- Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3**
- 8 Details of the boundary treatment to the north of the site bounding the TPT are to be submitted to, and approved in writing by, the Local Planning Authority, before that part of the development commences. The scheme shall then proceed in accordance with the approved details.
- Reason: In the interests of the preserving and enhancing the architectural or historic interest of the area in accordance with Local Plan Policy HE3**
- 9 Details of the proposed buffer stops, including material and methods of construction, are to be submitted to and approved by the Local Authority before that part of the development commences. The scheme shall then proceed in accordance with the approved details
- Reason: To ensure an authentic replication of the original in accordance with Local Plan Policy GD1**

- 10 Details of how the original timber beams are to be visually represented, within the archway units, and from the terrace above, are to be submitted and approved by the Local Authority prior to construction. The scheme shall then proceed in accordance with the approved details.
Reason: In the interests of the preserving and enhancing the architectural or historic interests of the structure in accordance with Local Plan Policy HE3

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 10 October 2025

A handwritten signature in black ink, consisting of a stylized, cursive 'G' followed by a horizontal line extending to the right.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>