



The former Chartist public house is a non-designated heritage asset by way of its inclusion in the Skelmanthorpe Conservation Area.

Policy LP35 of the local plan states:

‘Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset’

The pub is a vital component of a cluster of Victorian stone buildings on Commercial Road forming the historic frontage of the high street of Skelmanthorpe. The congruous age of these buildings and contemporaneous weathering of the materials is a key element of the conservation area’s character. A new building, even designed to respond to the location, would appear incongruous.

The benefits of the development would be minimal. The existing building is of a scale that could accommodate two large dwellings. This would be replaced by a smaller single dwelling to provide access to the rear of the site and three further dwellings. Assuming a fallback position of converting the existing building, the net benefit in terms of housing provision available from demolition of the pub is therefore two dwellings.

The delivery of two windfall dwellings in Skelmanthorpe can not be considered a benefit that outweighs departing from policy LP35. Existing allocations in Skelmanthorpe number 390 dwellings and delivery has been robust in recent years. The need to demolish a non-designated heritage asset would on balance unacceptable harm.

The net addition of two windfall dwellings and access road would also see a net loss in biodiversity in the village centre, at odds with both Policy LP30 of the local plan, and the requirement for 10% biodiversity net gain as set out in the Environment Act 2021.

Policy LP13 recognises that Skelmanthorpe is a District Centre and should ‘Be the local focus for basic financial services, food and drink, entertainment, leisure and tourist facilities’. As the village has grown significantly in recent years, a number of food and beverage businesses have opened in the centre reflecting a burgeoning demand. The loss of a former public house in such a market, without any evidence to suggest it is unviable should be resisted.