



PLANNING CONSULTATION RESPONSE

Application No	2026/0498
Proposal	2026 0498 Erection of a Detached Triple Garage 2 Church Street Carlton
Address	2 Church Street Carlton
Date of Consultation Reply	130726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF 213: Any harm to or loss of significance will require clear and convincing justification

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

Barnsley Local Plan HE1: The Historic Environment

Conservation Comments:

The application seeks planning permission for the erection of a detached triple garage block within the rear curtilage of 2 Church Street, Carlton. The property occupies a prominent position at the junction of Church Street, Shaw Lane and Fish Dam Lane. The dwelling appears to be of early Victorian or possibly late Georgian/Regency origin but is reliably shown on the 1891 Ordnance Survey map immediately west of the junction with Shaw Lane.



1891

The principal east-facing frontage addresses the road junction and comprises a double-fronted, two-storey stone elevation with a central doorway and a single window above. The elevation includes large, horizontally emphasised window openings (possibly once mullioned) with ashlar dressings at ground and first-floor level. Although the roof covering has been replaced with modern tiles, the building retains its verge coping and twin gable stacks. My reading of the building is that the north-south range represents the earliest phase of the house, with at least two later rearward extensions, potentially added in relatively close succession, extending to the west. The house remains visible from the public realm, albeit partly screened by mature hedging. The driveway is more open, and on approach from the east there are reasonable views into the rear part of the curtilage. At present, a pebble-dashed outbuilding remains to the rear, while a modern asbestos garage has recently been removed. Neither of these structures has any heritage value. Overall, the house has appreciable historic and architectural, including vernacular, interest and makes a positive contribution to the group value and character of the conservation area.

The proposal would remove the remaining outbuilding and replace it with a three-bay garage, with the long elevation facing north towards the rear parking area. The submitted drawings indicate reconstituted stone walling and a simple pitched roof finished in artificial slates. Once constructed, the building would be partially visible in views along the driveway from the roadside. However, it would be positioned well back within the plot and, at its closest point, would stand in excess of 35 metres from the road. The host dwelling would therefore remain the dominant and visually prominent building on the site, with the proposed garage appearing clearly subservient to it in scale, position and overall appearance. On that basis, I consider the proposal would give rise to no heritage harm. The individual setting of the house would be preserved, and the character and appearance of the wider conservation area would be conserved. Consequently, the proposal is considered to accord with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy HE1 and paragraph 212 of the NPPF, and no conservation objection is raised.

See draft conditions below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

- The stone used in conjunction with the development shall be natural sandstone / re-constituted sandstone, laid in courses with recessed joints and pointing. The face of the stone shall be dressed in a simple split faced finish.
- Roof tiles shall be good quality artificial tiles, with a thin leading edge that emulate natural blue slates closely.



BARNSLEY

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- Rainwater goods shall be black.
- The verge shall be finished with a simple mortar fillet.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE

Consultation Informative(s):

Planning Obligations required: