



PLANNING CONSULTATION RESPONSE

Application No	2025/0831
Proposal	2025 0831 C of U Vacant Club to F1e to 3x Resi Units C3 - Brierley Village Club Church Street Brierley
Address	Brierley Village Club Church Street Brierley
Date of Consultation Reply	01.12.25
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:

This application seeks permission for a change of use (F1e to C3) to the now vacant Brierley village club on the west side of Church Street across from Church Gate in Brierley. The submission includes a D&A and Heritage Statement, but these documents include little information about the heritage significance of the building or the area. Brierley Conservation Area was designated in 1993 and encompasses the majority of the historic buildings along the length of Church Street and Common Road. The conservation area is focused on the grade II listed Victorian St Peters Church ([NHLE 1314994](#)), and grade II Brierley Hall ([NHLE 1191201](#)) 100m to the northwest. However, the boundary reflects the fact this is a historic street village, topped and tailed by various former farmsteads and vernacular agricultural buildings (Pear Tree farm, Hall Farm, Grange Farm, and Lilic Farm). These buildings probably originate in the later C18 but likely occupy much older sites. The conservation area also includes the 3 Horseshoes pub (now converted to residential) on the junction with Barnsley Road and the old Brierley Hall site at the southern end of the village. Beyond the older Victorian and pre-Victorian buildings, the conservation area has numerous pockets of later infill, including inter war, post war and later C20 development. This gives rise to a mixture of dwelling types, ages, sizes, forms and materials. The conservation area has obviously undergone significant change in its appearance over time with a great deal of historic and modern infill development meaning its character is quite varied. Along the southern side of Church Street, the



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majority of buildings date from after 1900 (there are exceptions including No.52-56 and 68). Later developments utilise red brick, with Welsh Slate roofs, gable dormers and substantial front bays. Looking at historic mapping, Brierley Village Club appears to have been built sometime after 1907 but before 1930, appearing on the 1930 OS as the village 'Institute'. The building remains (today) a large and prominent structure, on an elevated plot, in red brick and render. It has an expansive terracotta tile roof which includes a small ventilation lantern. The roof is pitched and is visually striking with a distinct overhang at the eaves. The main axis runs NW – SE with a secondary axis and gables at the southern end orientated NE – SW. The NW elevation includes a pair of square outshuts with stylised brick buttress that step outwards with pyramidal roofs over. These features flank a large shallow arched window with voussoirs setback on the main gable with 8x5 panes. To the roadside, there is a handsome brick and stone doorway at the NW corner with 'Institute' inscribed in stone over the opening. Generally, the windows are prominent, multi-paned and large, set within rendered panels in the main body of the building. The SE end is gabled and rendered to the roadside (as well as the rear) and employs timber framing in the apex of the gable (this is also visible on other gables). At the south end, there is later flat roofed extension that accommodates several W.C's and a store. Overall, architectural style is influenced by the Arts and Crafts movement. It is a substantial and positive presence in the conservation area due to its quality of materials, design and execution.

The proposal seeks to convert the building to residential. Currently, there is living accommodation and bedroom provision in the southern end (third) of the building, with the remaining space set out as the village hall. The plans show the subdivision and conversion of the hall space into a further 2x self-contained flats (making three in total) over three floors. The ground floor is given over to large open plan kitchen diners / sitting rooms and secondary sitting rooms, hallways and stairs. The new first and second floors include five bedrooms (each) with bathrooms and en-suites over two floors. To accommodate the new use, alterations are proposed to the large windows in the main elevations (front and rear) which are extended downwards to accommodate the new floor levels within. Numerous roof lights are also proposed to illuminate the second-floor spaces. To the rear, French doors provide GF level access in place of 2x windows. On the front elevation, I also note the large window in the fourth bay is omitted and replaced by a door (plus a surround to match the northeastern doorway). The later flat roofed toilet extension is removed and the 3x windows are inserted into this area at GF level.

Whilst I am disappointed a community use could not be found for this building in line with its original and use, I accept a conversion to residential may be acceptable. Beyond it being a potential community facility, the main positive contribution to the conservation area is its architectural quality and external appearance. I note the alterations shown on the plans involve a number of changes that affect this. The most obvious change involves the alteration of the windows on the principal elevations that are lowered to allow adequate light ingress to the ground floor. Currently, the windows are in timber / single glazed units which appear in need of refurbishment but do not appear unsalvageable. I note the application form states:

'the proposed development will likely require external materials for several aspects, including 1. Windows and Doors: Front Elevation, the removal of a large Window to Property 2 Rear Elevation, - Appropriate materials for new or replacement windows and doors to uphold the historical character while improving energy efficiency.'

I feel that the alteration of the openings to allow light into the GF is (on balance) justified and does not unduly harm or unbalance the elevations. However, the detail of the window design and material is lacking. Given the influence these windows have on the overall appearance of the building, I feel upvc is not appropriate and could harm and reduce its contribution to the conservation area. As such, repair and re-use would be the ideal with secondary glazing. An alternative would be quality timber or metal double glazed windows which would maintain the appearance and quality of the elevations and improve their thermal performance. Similarly, the rooflights should be genuine conservation specific rooflights, low in profile, with a single vertical divider in black. The demolition of the flat roofed toilet block is of little consequence and the new windows on the GF southern elevation are acceptable. The rear French doors are somewhat out of keeping in terms of their style and appearance but generally retain the proportions (mainly the width) of the existing windows in these bays. I note the suggestion of stone and brick surrounds to reflect the treatment of existing doorways surrounds which is welcomed. Similarly, whilst the new



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doorway to the front elevation involves the loss of a window, its surround appears to be in brick and ashlar to match that of the northeastern corner door. I feel this is acceptable and does not unduly alter the overall balance or harm the appearance of the elevation. Lastly, the submission includes little detail of the outdoor space each property will have. There is a grassed area to the front of the building onto the roadside, but little detail is provided. This is a significant issue that requires clarification. Currently I can see no specific outdoor garden or amenity space shown on the plans.

Beyond these issues I feel the conversion is broadly acceptable and may preserve the building and enhance the conservation area subject to the following clarifications (this could alternatively be conditioned):

- Generally, the treatment of the window and door openings in terms of materials and their detailed design plus stone and brick surrounds needs clarification. This should include the materials used and representative elevational and sectional plans including elevations at 1:20 scale of each door or window type and 1:5 scale cross-sections.
- Renewed doors and windows should be mounted in the reveal a minimum of 100mm
- Rooflights to be genuine conservation style rooflights, with black framing, a single vertical divider, and low profile.
- Generally, materials used in repair, making good, or alteration need clarifying and this could be conditioned on approval.
- The provision of dedicated outdoor space for each unit is not shown and should be clarified.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: