
2025/0443

Mr Alistair Warren

Proposed alterations including ground floor bathroom fixtures, infills and openings to the family room and utility room, reposition bathroom wall, and, window and door replacement (Listed Building Consent)

Roper House, Roper House Lane, Thurgoland, Barnsley

Site Description

Roper House, built in the early C18, was listed as a Grade II listed building in 1988 for its architectural and historical significance. It comprises two storeys with a rendered, three-bay symmetrical façade, stone quoins, and a central doorway. The roof is Welsh slate to the front and stone slate to the rear. A notable architectural feature is the joggled lintel above the central doorway, with a keystone inscribed "1742".

Planning History

There is no relevant history.

Proposed Development

The proposal seeks listed building consent for internal and external alterations, including window and door replacements and internal changes to improve usability.

Policy Context

Policy Context Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation –

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings. Policy

HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

Section 12: Achieving well designed places.

Paragraph 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Section 16: Conserving and Enhancing the Historic Environment.

Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Supplementary Planning Documents

- Heritage Impact Assessments SPD (adopted May 2019)

Consultations

Conservation Officer	<i>No objections subject to conditions</i>
----------------------	--------------------------------------------

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site. No representations were received.

Assessment

Impact upon Design, Heritage and Visual Amenity

Windows

The proposal includes replacing the existing C20 replacement windows, which are currently inefficient and not watertight. The new windows will match the existing in size and profile, with a slimmer section (16mm compared to the existing 28mm), improving energy efficiency while remaining in keeping with the building’s character. The application specifies black frames, which pose no conservation concerns. Obscured glass is proposed for the downstairs and upstairs bathroom windows to match existing treatments and enhance privacy. There are no objections to the proposed window replacements or the introduction of obscured glass.

Doors

The rear family room double doors are to be replaced with timber doors (some painted, others stained) to improve energy efficiency and watertightness. Two options are presented: • Option 1: Lower and rebuild the floor to align with the doorframe. • Option 2: Retain or raise the existing floor to meet the doorframe, with a riser beneath. Both options propose a 16mm profile, consistent with the window proposal. From a conservation standpoint, Option 2 is preferable due to retention of existing fabric and floor levels, though both are acceptable in this instance.

Exterior Painting

The proposed elevations suggest repainting the building to match the existing colour, seemingly white. A paint sample should be provided, however, if this is a like for like repair/ maintenance we could consider this to be acceptable and to be done without a sample. The repainting is understood to be an aesthetic improvement, which is considered acceptable.

Internal Alterations

Family Room alterations include the removal of an original wall, replacement flooring, closure of an existing doorway, and creation of a new doorway. The removal of the partition between the kitchen and family room results in some loss of original fabric but is acceptable in context as it improves the overall access. The repositioning of access to the utility room raises no concerns, as the affected wall appears modern and does not harm the building's historic fabric.

The Utility Room alterations involve removal and repositioning of walls, which again appear modern and pose no harm. However, bathroom fixtures and fittings should be reversible and designed to avoid introducing harm to the listed building.

Conclusion

Overall, the proposal is minor in terms of its impact on the listed building and is recommended for approval, subject to conditions. The internal alterations, while of some interest, do not significantly affect the building's historic significance, particularly as the northern section is a later addition. The external elements—windows, doors, and repainting—have greater potential impact but overall will enhance the building's performance, appearance, and heritage value.

**Recommendation -
Approve with Conditions**