

Application Reference: 2025/0035

Site Address: The Carriage House, Huthwaite Lane, Thurgoland, S35 7BU

Introduction:

This application seeks Listed Building Consent for the Installation of Velux heritage roof window.

Relevant Site Characteristics

The application dwelling is located within a small settlement of five historic Grade II listed structures on the outskirts of the village of Thurgoland, leading of Huthwaite Lane. All five dwellings were original farming related structures associated with Huthwaite Farmhouse. The heritage statement confirms that development was undertaken in 2003 to convert, amongst other works, a rather grand looking, circa 19th century stable block into the semi-detached style dwellings of The Coach House, and the application dwelling, The Carriage House. Of note within the heritage statement is the retained archivolted arcade with ashlar piers and voussoirs, which extends across the ground floor of the principal elevation of both dwellings.

The roof of the principal elevation currently features four conservation style Velux roof lights, which presumably would have been installed as part of the original conversion. Unusually there is a large gap between the two rooflights on the roof of the application dwelling, which shares a larger proportion of the principal elevation than The Coach House, which features two evenly spaced rooflights within its roof. The rear garden of the application dwelling is enclosed and private, but the principal elevation overlooks a shared courtyard style space.

Site History

Application Reference	Description	Status (Approved/Refused)
B/03/1593/PR	Erection of single storey rear conservatory extension.	Approved
B/03/1320/PR	Erection of rear single-storey conservatory extension to dwelling.	Refused
B/02/1593/PR	Conversion of barn to dwelling and erection of detached double garage	Approved
B/99/0046/PR	Conversion of farm buildings to form three dwellings and erection of garages	Approved

Detailed description of Proposed Works

The proposal is for the installation of a single matching conservation style Velux roof light within the existing gap between the two existing rooflights of the roof plane of the application dwelling.

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy HE3 Developments affecting Historic Buildings

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. Additionally, a site notice was posted near the address, and a press notice was published in the local newspaper.

No representations have been received.

Conservation: Confirmed that there were no concerns with the proposal

Parish Council: Confirmed there was no objection

Ward Member: No comments were received

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The dwelling is a Grade II listed building, and the application is for listed building consent only; the principal concern is the proposal's impact regarding its historical features and character.

Scale, Design and Impact on the Historical Features & Character of The Dwelling

The proposal is of a very modest scale, and of a design which matches the existing, and unoriginal roof lights currently installed within the roof plane. Whilst the rooflights are not of an historic nature, the proposal would use a conservation style roof light, designed for use on historic buildings or those within a conservation area. The specific location of the rooflight is within a gap between existing rooflights. Once installed the rooflight would harmonise and provide balance with the existing rooflights located across the two dwellings. With new development constrained to a small area of the roof, there would be an insignificant amount of

harm caused to the dwelling which would also not extend any existing harm to the dwelling's character caused by the existing rooflights. With the most notable feature of the dwelling, it's archivolted arcade feature on the ground floor, the proposal would again have an insignificant impact on this feature. It would therefore be considered that the size and design of the proposal would be acceptable, and that there would be little or no impact to the historical features or character of the dwelling.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.