



PLANNING CONSULTATION RESPONSE

Application No	2026/0167
Proposal	Replace front door (Listed Building Consent).
Address	Keresforth Hill Farmhouse, Dark Lane, Barnsley, S70 6RE
Date of Consultation Reply	13.03.2026
Consultee	Charlie Atkinson Design & Conservation Apprentice

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

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

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

This application seeks Listed Building Consent for the replacement of the existing front door at Keresforth Hill Farmhouse, Barnsley.

Keresforth Hill Farmhouse is a Grade II listed building of architectural and historic interest, dating from the 17th century. It's constructed of coursed rubble sandstone, arranged over two storeys beneath a C20 tile roof. The principal elevation is of three-bay, unsymmetrical form and presently incorporates modern windows and doors.

In respect of the current proposal, the existing front door is not considered to be sympathetic to the listed building or its significance, which has prompted the submission of this application. The proposed replacement door is of a more traditional and restrained design and is considered to better reflect the character of the farmhouse. As such, the proposal represents an improvement to the appearance of the principal elevation and would conserve the special architectural and historic interest of the listed building. On this basis, the proposal is recommended for approval from a conservation perspective.

NO OBJECTION*



BARNSLEY

Metropolitan Borough Council

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

The windows in the building appear to be modern and in uPVC. It is unclear from past planning consents whether Listed Building Consent (LBC) was obtained for this change. It should therefore be noted that this, and any future replacement or alteration of the existing windows, requires Listed Building Consent. Any such works should be undertaken in a manner that is sympathetic to the listed building, for example using timber windows with slimmer, less bulky frames and glazing bars. We would welcome a discussion about this matter.

Planning Obligations required: