



PLANNING CONSULTATION RESPONSE

Application No	2026/0652
Proposal	2026 0652 Variation of Condition 2 for Design Siting Parking Areas and Landscaping of Unit 1 of 2024 0292 Royd Moor House Farm Royd Moor Road Thurlstone
Address	Royd Moor House Farm Roys Moor Road Thurlstone
Date of Consultation Reply	090926
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): 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 HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application seeks approval for a minor variation to the approved plans under application 2024/0292. The proposed changes relate to Plot 1 and comprise a modest northward shift of the approved footprint, revisions to the parking areas, and minor alterations to the approved design. The design changes are limited in scope and include the omission of a side window facing Royd Moor Road, together with amendments to the rear elevation.

The principal design change to the rear involves replacing the previously approved glazed gabled projection with a simpler pitched catslide roof arrangement, incorporating a large rooflight to provide improved daylight to the space below. In conservation terms, this is a modest alteration and does not materially alter the overall form, scale or character of the approved dwelling.

In assessing the effect on setting, including views from Royd Moor Road and views from Royd Moor House Farm, the impact of the proposed changes is considered to be minimal. The physical alterations are largely concentrated to the rear of the dwelling. Whilst they would still be visible in views from Royd Moor Road, the difference between the approved scheme and the proposed revised arrangement would be limited and, in heritage terms, negligible.

From the perspective of the listed buildings at Royd Moor House Farm, the revised catslide arrangement is considered to be a sympathetic and appropriate design response. It would sit comfortably within the approved form of the dwelling and would be barely perceptible in the wider



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setting of the heritage assets. As such, the proposal would preserve the setting of the listed buildings and would not result in harm to their significance. Consequently, this accords with the Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies HE4, HE5 and HE6 of the NPPF and Local Plan policies HE1 and HE3. As such I raise no objections.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: