
2024/0015 LBC**Applicant:** M Ellis**Address:** 10 Thurlstone Road, Penistone, Sheffield, S36 9EF**Description:** Removal of uPVC windows and replacement with timber frame windows (Listed Building Consent)

Site & Location Description:

The application address is a modest sized yellow stone cottage located on the A628 Thurlstone Road, close to the junction with the B6462 Bridge Road in Penistone. Although the building is Grade II historically listed, there has been previous alterations and the addition of a detached garage at the side of the building. The current white UPVC windows are not of a style in keeping with the historic nature of the dwelling and listed building consent was not sought when the UPVC windows were installed in circa 2004. Officially the application cottage is one of a pair of cottages, but an additional end dwelling has been added to create a small terrace of three dwellings, including the two cottages.

**Planning History:**

- B/04/1800/PU - Erection of detached garage to dwelling – Approved 30th September 2004
- B/91/0086/PU/LB - Alterations to listed building – Approved 17th May 1991

No. 8 Thurlstone Road (Attached Cottage)

- 2016/0832 - Installation of replacement windows to front and rear of dwelling (Listed Building Consent) – Approved 14th November 2016

Historic England Listing Details

- Statutory Address: 8 and 10, Thurlstone Road
- District: Barnsley (Metropolitan Authority)
- Parish: Penistone
- National Grid Reference: SE 24322 03652

Penistone Thurlstone Road, SE20SW (north side) 3/72 Nos 8 and 10

Pair of cottages. Mid to late C18. Coursed, squared rubble. Stone slate roof. Two storeys. One bay each. Quoins. Each cottage has its entrance to the left with very deep lintel and massive quoined surround, and a single window to each floor with plain surround, possibly later. 4-pane sashes to left, casements to right. Ashlar ridge stack to centre and to right end, the later heightened in brick. The left return has a blocked window in gable apex. Outshut to rear.

Listing NGR: SE2432203652

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: 334103

Legacy System: LBS

Legal: This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Proposed:

The proposal is to replace the current white UPVC windows, six in total across the building, with cream coloured timber framed windows, which would match the window materials and style of the neighbouring cottage. Whilst this would usually be permitted development, due to the nature of the dwelling being Grade II listed, listed building consent is required. The applicant undertook a formal pre-application, handled by the Conservation Officer. For this specific application, the applicant has supplied the following information below about the windows and have confirmed that all windows would be of the same size as those already installed.

Window	Description
Front living room	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Front bedroom	Front bedroom Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Gable	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Kitchen	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Dining Room	Softwood double glazed fixed with a Accoya sill and spray finished in cream
Dormer	Softwood double glazed window with 2 x side openers and with a Accoya sill and spray finished in cream

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Publicity: A site notice was posted nearby to the dwelling and a notice was published in the local Barnsley Chronicle newspaper.

Consultees:

Conservation Officer – The conservation officer had direct conversations with the applicant about the windows and proposed windows. They have confirmed that the new windows, materials, and size are of a similar appearance to that of the neighbouring dwelling, are acceptable and do not harm the special interest of the building.

Penistone Town Council - No comments received.

Local Ward Councillors - No comments received.

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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

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.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 16. Conserving and enhancing the historic environment –

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Proposals affecting heritage assets.

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. 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.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

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.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

HE3 – Developments affecting Historic Buildings: Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety, some alterations may not even require planning consent and may be allowed under permitted development legislation. However, as the dwelling is also a Grade II listed building, listed building consent may be required, regardless of whether the works may be considered permitted development on a similar non historically listed building.

Residential Amenity

Due to the limitations of the proposed works, there would be no impact on the residential amenity of any neighbour or within the broader area.

Visual Amenity

The proposal will have a beneficial effect upon the character of the dwelling, the pair of historically listed cottages and the broader area through the removal of unsympathetic UPVC windows, and their replacement with something which matches the neighbouring dwelling and is more sympathetic to the historical nature of the dwelling.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

The works vastly improve upon the unauthorised UPVC windows currently installed within the dwelling. The principal issue in determining if the proposal was acceptable was based upon the consent of the Conservation Officer, which they have provided. With that consent and no other material planning considerations preventing the installation of the windows, approval is recommended.

Recommendation: Approve with conditions