

# HERITAGE STATEMENT

**Site:** Stonehaven, 5 Church Street, Brierley, Barnsley, S72 9JR

**Proposal:** Demolition of existing side conservatory and erection of a two-storey side extension to dwelling

**Applicant:** Mr J. Portnall

**Local Planning Authority:** Barnsley Metropolitan Borough Council (Barnsley MBC)

**Designation:** Property located within a Conservation Area

**Date:** 22 May 2026

**Prepared by:** NYPA Ltd

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## 1. Introduction

This Heritage Statement accompanies a householder planning application submitted to Barnsley MBC for Stonehaven, 5 Church Street, Brierley. The proposal involves the demolition of the existing side conservatory and the construction of a two-storey side extension.

As the property lies **within a designated Conservation Area**, this assessment is prepared in accordance with:

- **Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990**
- **NPPF (2023) Chapter 16**
- **Barnsley Local Plan (2019)** heritage and design policies

The statutory duty requires that development **preserves or enhances** the character or appearance of the Conservation Area.

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## 2. Site Context and Heritage Designations

The dwelling is located **off Church Street**, set back from the highway within a **large residential plot** with a **detached garage**. The generous plot size provides substantial separation from neighbouring properties and allows the extension to be comfortably accommodated without visual or spatial harm.

Key heritage context:

- The site lies **within a Conservation Area**.
- The dwelling itself is **modern, stone-fronted**, and not a historic building.
- The Conservation Area's significance derives primarily from older traditional buildings along Church Street and the historic village core.
- The application site is visually recessive due to its **set-back position**, modern construction, and surrounding landscaping.

**Conclusion:** The dwelling makes a **neutral** contribution to the Conservation Area and does not form part of its historic fabric.

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### 3. Existing Property

The existing dwelling is a **modern four-bedroom detached property** of stone construction with a pitched concrete-tiled roof. The internal layout comprises:

- **Ground Floor:**  
Open-plan lounge, kitchen and dining area, entrance hall, WC, utility room, and a modern UPVC/glazed conservatory on the side elevation.
- **First Floor:**  
Four bedrooms, including one ensuite, and a main family bathroom.

#### **Existing Materials:**

- Stone external walls
- Concrete roof tiles
- Brown uPVC windows and doors
- Brown uPVC fascias, soffits and guttering

**The existing conservatory is a later addition of no architectural or historic value and will be demolished in full.**

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### 4. Significance of the Conservation Area

The Conservation Area's significance is derived from:

- Traditional stone buildings
- Historic street pattern
- Architectural detailing
- The character of the older village core

The application site, being a **modern stone-fronted dwelling set back from the street**, does **not** contribute to the historic character or architectural significance of the Conservation Area. Its visibility from public viewpoints is limited.

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### 5. Proposed Development and Impact Assessment

#### 5.1 Proposed Works

The proposal includes the demolition of the existing side conservatory and the erection of a **two-storey side extension to the north elevation**, providing:

- **Ground Floor:**  
Larger kitchen, enlarged utility room, and a snooker/games room.
- **First Floor:**  
A new fifth bedroom with dressing area and ensuite.

## 5.2 Design and Materials

The extension will be constructed using **materials to match the existing dwelling**, including:

- Stone external walls
- Concrete roof tiles
- Matching uPVC windows and doors
- Matching uPVC fascias, soffits and rainwater goods

The extension is designed to be subordinate, with matching roof pitch, massing and detailing.

## 5.3 Impact on Conservation Area Character

The proposal **preserves the character and appearance** of the Conservation Area because:

- The dwelling is modern and not part of the historic streetscape.
- The extension is located on the **north side**, away from public viewpoints.
- The large plot easily accommodates the extension without overdevelopment.
- Matching materials ensure full visual integration.
- The extension does not alter the established character of Church Street or the Conservation Area's historic core.

## 5.4 Residential Amenity

The property sits within a **large plot**, and the extension is positioned away from neighbouring windows.

**The proposal will not increase overlooking**, as:

- No new windows face neighbouring habitable rooms.
- Existing separation distances are maintained.
- Boundary relationships remain unchanged.

## 5.5 Heritage Impact Conclusion

The proposal results in:

- **No harm** to the Conservation Area
- **No loss** of historic fabric
- **No impact** on key views or the historic streetscape

- A development that is **neutral** in heritage terms and fully compliant with statutory duties
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## 6. Policy Compliance

### NPPF (2023)

- No harm to heritage significance (para. 202).
- Sympathetic design and appropriate scale (paras. 195–197).
- Development preserves the Conservation Area (para. 199).

### Barnsley Local Plan

- **HE1 – The Historic Environment:** Proposal preserves the Conservation Area’s character.
  - **D1 – High Quality Design:** Extension is proportionate, well-integrated, and uses matching materials.
  - **GD1 – General Development:** No adverse impact on amenity or local character.
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## 7. Conclusion

The proposed development:

- Demolishes a non-historic, poor-quality conservatory
- Introduces a proportionate, well-designed two-storey extension
- Uses matching materials to ensure full visual integration
- Does **not** increase overlooking or harm neighbour amenity
- **Preserves the character and appearance of the Conservation Area**
- Complies fully with the NPPF and Barnsley Local Plan

The proposal is therefore **acceptable in heritage terms** and should be supported by Barnsley MBC.