



PLANNING CONSULTATION RESPONSE

Application No	2026/0428
Proposal	Erection of a single storey Portakabin modular building providing nursery facilities.
Address	Brierley Church Of England Primary School, Beech Close, Brierley, Barnsley, S72 9EJ
Date of Consultation Reply	06.07.2026
Consultee	Charlie Atkinson Design & Conservation Assistant

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

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

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

Barnsley Local Plan HE1: The Historic Environment

Conservation Comments:

This application seeks planning permission for the erection of a single storey Portakabin modular building to provide nursery facilities at Brierley Church of England Primary School.

The site is currently used as grassland within the school grounds and is located within the Brierley Conservation Area. However, the site sits on the boundary of the conservation area and is likely to have been designated to protect the nearby historic and architectural interest of the area, rather than the immediate site itself, which displays no defining features.

Whilst there are no objections from a conservation perspective, concerns are raised from a design perspective.

The elevational design of the proposal is contrary to Policy D1 of the Barnsley Local Plan (2019) 'High Quality Design and Placemaking'. The elevational design of the proposal fails to appropriately respond to or positively contribute to the surrounding character of the area, including the school buildings and the adjacent residential properties.



From google street view (dated July 2025), the site context consists of school buildings, mainly of light red/ brown brickwork with some plasterwork, and neighbouring residences, with a mix of materials including buff brickwork and artificial stone. It is noted that this structure would be partially visible from some of the neighbouring residences.

However, the external design of the portacabin as proposed, with an external plastisol coating, a colour of honesty yellow, poorly proportioned windows, and windows that are 'flat' to the external walls, would visually be a crude addition to this setting.

I have seen other examples of portacabins with more sensitive external cladding, in a more contextually sensitive colour, with better proportioned windows, and windows with a greater depth of reveal, which would help to fit this structure better into the existing setting of the school and residences.

One example of this, taken from the Portakabin website, is shown below.



Image from Portakabin website

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required:</u>		



BARNSLEY

Metropolitan Borough Council

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