



PLANNING CONSULTATION RESPONSE

Application No	2026/0141
Proposal	2026 0141 Single Storey Rear Side extension Beech Villa The Avenue Wortley
Address	Beech Villa The Avenue Wortley
Date of Consultation Reply	02.04.26
Consultee	Tony Wiles Senior Conservation Officer

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 permission for alterations and extension of, the existing single-storey rear/side flat-roofed extension at Beech Villa, Wortley. The extension is attached to the western elevation of the principal two-storey, hipped-roof wing approved under application 2020/1283. The dwelling lies within the Wortley Conservation Area and approximately 18m from the Grade II Registered Park and Garden at Wortley Hall. Although the proposed works are largely confined to the rear, the site remains relatively sensitive in heritage terms. The proposal would alter and marginally increase the footprint of the ground-floor living room by extending it approximately 2.68m to the south-east. The room would remain flat-roofed, with the addition of a pitched glazed lantern to improve natural light. Beech Villa was previously extended and remodelled under application 2020/1283, supported by a heritage impact statement prepared by CFA, which noted:

'Beech Villa and its outbuilding are considered to be non-designated assets of low significance, and the proposed development will have an impact on these assets.'

And

'The proposed development has potential to have a negative impact upon the character and setting of the Wortley Conservation without any design mitigation'



BARNSLEY

Metropolitan Borough Council

In response I noted that:

'The extension will require the demolition of the existing outbuildings situated to the northwest. The proposal also includes a second dwelling to the immediate east of Beech Villa. However overall, I feel the size of the extension to Beech Villa and the length/ depth of the new dwelling are too large.'

And:

'Whilst I would agree Beech Villa is a non-designated asset of low significance, I would point out there is a group value relationship (with the CA) and the plot is close to the Registered Parkland. As such, I feel there is a degree of sensitivity to this plot which to my mind requires some restraint in terms of scale and massing. The design detailing and materials appear in keeping and I support this as a strategy to mitigate some of the impact, however I feel the excessive scale of new elements does need reducing.'

And:

Regarding the demolition of the outbuildings, I accept this may be necessary but as the HIA points out this will need mitigation by way of archive quality building recording to level II. A Written Scheme of Investigation will be required (conditioned) to secure this.

Turning to the current application (2026/0141), I consider that the proposals would result in very limited additional impact when assessed against the dwelling as it now exists on site. Beech Villa is a substantial property and the changes now proposed are comparatively modest. As previously noted, the building has been extended and altered in a manner that does not accord with the approved 2020 plans, and the retrospective element of this application therefore seeks to regularise those changes. In heritage terms, however, the flat-roofed element referred to above and the further extension to the ground-floor living room are of limited overall consequence. As such I would not conclude this causes harm to the character or appearance of the conservation area or to the setting of the Registered Park and Garden.

As such, I feel the development as now proposed accords with S72(1), HE1, HE3 and HE4 and should be approved.

No objection

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

The previous approval included a condition for an archive quality record of the now demolished outbuildings to the west. I can find no record of this condition being discharged for the demolished buildings.

Planning Obligations required: