



PLANNING CONSULTATION RESPONSE

Application No	2026/0409 & 0410
Proposal	2026 0409 & 0410 (PP & LBC) Internal & External Alterations Part Retrospective 33 Darton Road Cawthorne
Address	33 Darton Road Cawthorne
Date of Consultation Reply	280726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

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

Section 16 (2): 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 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 para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

This application seeks planning permission and listed building consent for a range of internal and external works and alterations, some of which are retrospective, at 33 Darton Road, Cawthorne, known as Rose Cottage. Number 33 forms the eastern half of a single listed building identified under [NHLE 1151782](#). The left-hand dwelling, when viewed from the road, appears in part to be earlier in date, with features including a central cross wing, mullioned windows, hood moulds and kneelers. However, the right-hand dwelling, Number 33, appears to have undergone external remodelling during the nineteenth and twentieth century. This is reflected in the blind and infilled mullions visible on the external elevations, together with altered and enlarged window openings. The list description suggests that none of the seventeenth-century internal arrangement survives, although fragmentary elements of timber superstructure are visible within Number 33 and appear to be earlier than the nineteenth century. The rear catslide roof also appears to pre-date the nineteenth century and is may be seventeenth-century in origin. Overall, the special architectural and historic interest, and therefore the heritage significance, of the building is principally derived from its vernacular architectural character, the relative survival of the core historic fabric, and the contribution the building makes to the group value and character of the wider conservation area. The list description is clear that the later twentieth-century alterations to the left-hand side of Number 31, including the garage and inset porch, are of no special interest, and I would agree with



that assessment. I would also add that the rear extensions added under B/78/0756/PR and B/76/1394/PR are of limited interest, being modern additions. The rear conservatory approved under B/00/0818/PR/LB and B/00/0828/PR is similarly of no particular interest. Whilst the conservatory is an addition that I would not regard as being especially sympathetic, the rear and side extensions are generally complementary in appearance, with forms, details and materials that sit broadly in keeping with the historic host building.

The application is accompanied by a detailed Heritage Impact Assessment, which considers the significance of the listed building and the wider conservation area. It identifies the various impacts arising from the proposed works and assesses those impacts on a spectrum between enhancement and harm. The impact matrix at section 7.2 is also helpful, as it identifies proposed mitigation measures which have informed the draft conditions suggested below.

The works include a number of matters that may reasonably be regarded as repair, having been undertaken on a like-for-like basis. For example, the roof has been fully repaired using stone roofing slates and the rainwater goods have been renewed with sympathetic materials. The submitted plans indicate the renewal of all rainwater pipes and soil pipes in Alumasc Heritage. Some areas of perished stone, notably to the roadside frontage, have also been replaced with matching stone and repointed. These areas are not shown on the plans, although the area to the rear, around the modern underpinning, is detailed and this work has already been completed. I have no concerns with these elements. Discussions took place with the applicant some months ago regarding the nature and detail of the works already carried out. However, the submitted plans also include additional new works that merit further consideration. These principally comprise the replacement doors and windows, together with internal alterations at ground and first-floor level. The existing windows are modern and vary in design, fixtures and furniture, none of which appear to be original. On that basis, I would not object to their replacement in timber as generally indicated, although the submitted information is somewhat limited in detail. Ideally, representative window and door elevations at 1:20 or 1:10, together with 1:5 cross-sections, would provide an appropriate level of detail. I have included a draft condition below to address this point. However, following discussion with the applicant, this may not be necessary if amended plans or sufficiently detailed manufacturer's information for the proposed windows and doors is submitted.

In relation to the internal alterations, these are relatively modest in scope, although they would introduce a degree of less than substantial harm. At ground-floor level this includes opening up the wall between the current kitchen and snug rooms, and the removal of the internal but historic wall separating the existing kitchen and storage cupboard. At first-floor level, the existing door to the storage area beneath the catslide roof would be relocated and the existing opening closed off. A rooflight is also proposed to introduce light into this storage area. In relation to the new ground-floor doorway between the proposed utility and kitchen diner, I accept the intervention on the basis that this is likely to have been the position of the original northern doorway into the house. A beam embedded within the wall is truncated, and the junction above the wall and ceiling shows evidence of disturbance, which lends some support to this interpretation. The alteration would result in some minor harm, but I consider the adaptation to be justified. I also note that the two small windows serving the proposed sitting room would be combined into a mullioned opening. Given that these windows appear to have been modernised, I similarly accept this alteration. However, I note the more substantial removal of the dividing wall to create a more open-plan room. I have discussed this with the applicant and suggested that, whilst the wall could be reduced, a greater extent of the original fabric should be retained in order to preserve a clearer understanding of the original room arrangement. Elsewhere, the changes are more light-touch and include new stud walls to create the downstairs utility and W.C., the blocking off of the current rear snug/hallway area to form the W.C., and the widening of the doorway, with a ramp, between the existing front snug and hallway. Whilst these works would clearly introduce change, I consider the impact to be minor, and the overall plan form and existing arrangement would be broadly retained.

There are also a small number of additional matters to resolve. These relate to the garage door, which I understand has already been replaced, and the proposed solar panels within the garden. Neither item is currently shown on the submitted plans, and this information is required.

Overall, whilst the proposal would result in some very minor harm, I consider the changes to be justified and balanced. The works would allow for the reasonable adaptation and continued use of



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the house, avoiding the need for more extensive and potentially more harmful intervention in the future. I also note that the works already carried out have been implemented to a good standard and conserve the special interest of the listed building. Subject to clarification of the window and door details, and further consideration of the extent of retention of the ground-floor dividing wall between the current kitchen and storage room, I would have no objection. I have therefore indicated 'defer for further information' below, but once this information is received, I would be content to amend the response to 'no objection'.

Subject to the clarifications set out above, I consider that the proposal would accord with sections 66(1) and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies HE1 and HE3 of the Barnsley Local Plan, and paragraph 212 of the NPPF.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

- Pointing to be in lime (NHL 3.5): aggregate at a ratio of 1:3 (or equivalent). Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement with either hand plugging chisels or Arbortech's with slim blades / combs (no angle grinders) at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to expose aggregate to a depth of 2 or 3 mm and create a gently recessed joint.
- All new stonework shall match the existing and utilise natural sandstone with matching course heights, face dressing and overall appearance.
- All replacement windows and doors shall be constructed in timber. Full details of their design, construction and finish (including details of heads and cills, means of opening and glazing pattern) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. The details shall include an elevation at 1:20 or 1:10 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details. * **Note this may not be required if we receive adequately detailed and updated plans.**
- All new windows and doors shall be mounted a minimum of 100mm in the reveal.
- All rainwater goods and soil pipes shall be in aluminium (Alumasc Heritage or similar) and decorated black.
- Generally, where doorways are closed off, the original outline of the door should remain expressed by a small rebate.
- Rooflight shall be conservation specification, vertically emphasised, low in profile, with a single vertical divider in black.
- The internal and original wall between the current ground floor kitchen and storage cupboard shall be retained at a minimum of 500mm projection from the rear outer wall to preserve legibility of the room dimensions

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Consultation Informative(s):



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Planning Obligations required: