



PLANNING CONSULTATION RESPONSE

Application No	2026/0468
Proposal	2026 0468 Demolition of Existing Single Storey Side Extn Erection two Storey Side & Single Storey Rear Extn Sorrel Bank Park Avenue Wortley
Address	Sorrel Bank Park Avenue Wortley
Date of Consultation Reply	030726
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

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II* identified as being 'of the highest significance'.

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

Barnsley Local Plan HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

Conservation Comments:

This application follows previously approved proposals for the demolition of the existing dwelling and redevelopment of the plot to provide two new dwellings, granted under application reference



2024/0187. The current owners of Sorrel Bank now seek to retain the existing property, while undertaking improvement works and extensions.

The Context and Setting

As previously noted, the existing house is a twentieth-century design of limited architectural and historic interest, being typical of its period and not individually distinctive. It comprises a two-storey brick-built dwelling with a series of side additions, including both two-storey and single-storey extensions, beneath a roof finished in concrete pantiles. Across The Flats to the north is a modern bungalow, Line Flat, constructed in sandstone with an artificial slate roof. Although also of later twentieth-century design and of relatively non-descript appearance, Line Flat is somewhat more sympathetic in contextual terms due to its material palette. Nevertheless, it is similarly of no historic merit and makes only a limited contribution to the character and appearance of the area. The wider setting is, however, highly sensitive, forming part of the historic hub of the Wharncliffe Estate. This includes the listed Top Lodge ([NHLE 1192559](#)), situated approximately 25m to the west, which is the former western gate lodge to the Registered Park and Garden (RPG) of Wortley Hall ([NHLE 1000418](#)). The boundary of the RPG runs east to west along The Flats and is delineated by the historic estate wall. Sorrel Bank itself lies within the Wortley Conservation Area, the significance and setting of which are informed by numerous listed and unlisted historic estate buildings. Of particular relevance are the former schoolhouse, approximately 17m to the east, together with Avenue Villas, Reading Room Row, the estate office, The Wortley Arms (listed [NHLE 1286455](#)) and the Church of St Leonard ([NHLE 1286504](#)) to the west of the application site. Collectively, these designated and non-designated heritage assets possess strong group value and form a setting that is both complementary and sensitive to change. The RPG defines what may be understood as the historic designed landscape and curtilage of Wortley Hall, which is listed at Grade II* ([NHLE 1192585](#)). Views of the application site are available from the east along The Flats, from the west at several points on Park Avenue and around Top Lodge, and from the environs of the School House. Intervisibility is possible from a number of viewpoints due to the site's position and slight elevation.



View looking South from The Flats

The Proposal

The submitted plans propose the retention of the principal house, with the existing west-facing single-storey lean-to element removed and replaced by a two-storey gabled extension. This extension would replicate the existing span of the dwelling, while sitting below the main ridge line to retain visual subordination to the host building. In architectural terms, its form and appearance broadly reflect the two-storey extension with garage previously added to the eastern gable of the original housebody in the 1970s under references B/76/0956/WO and B/79/0839/WO. The current application also includes the infilling of the northern ground-floor porch area in brick and the removal of the east-facing window that currently serves the garage. To the southern elevation, a single-storey extension with a simple lean-to roof would extend the footprint southwards across the width of the house. Internally, the dwelling would be reconfigured to extend the existing central dining room and western lounge to the south, forming an open-plan kitchen, dining and living area. The existing kitchen would become an entrance lobby, and the existing ground-floor snug would be extended southwards to form a master bedroom. At ground-floor level, the fenestration of the southern elevation would be amended to include a pair of French doors, flanked by casement windows to either side. At first-floor level, the two-storey extension would accommodate an additional bedroom with an en-suite. The overall composition would result in a more strongly



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ordered and symmetrical southern elevation which, although larger, would appear more balanced and architecturally coherent.

In terms of the location, I remain mindful of the setting of the Registered Park and Garden, as previously identified. Furthermore, consideration over how the proposed design would relate to and integrate with the character and appearance of the conservation area is important. As set out above, the dwelling itself is of limited architectural and historic value. However, Sorrel Bank is visible in context with several immediately adjacent heritage assets and historic buildings, including the School House and Top Lodge, the latter being listed at Grade II. There is, however, significant screening provided by large mature trees and hedging to the east of Sorrel Bank. The property is also set well back, approximately 20m, from the access road serving both the property and the School House. This screening limits intervisibility and would reduce the visual impact of the ground-floor extension. In relation to the two-storey element on the west gable, its scale, massing and gabled form are consistent with the appearance of the host dwelling. When extended, the new gable wall would remain within the footprint of the existing ground-floor lean-to and would still be positioned over 25m from Top Lodge.

On this basis, the proposed extensions are considered proportionate, restrained and compatible with the appearance and architectural character of the existing dwelling. The resulting building would continue to exhibit an architectural style of limited value and would not make a positive contribution to the wider group value. However, the scale, height, massing and details of the proposal would not unduly intrude upon, compete with, or erode the setting of neighbouring heritage assets. Similarly, the impact on the setting and significance of the Registered Park and Garden would be minimal. Overall, the proposal is considered to preserve the character and appearance of the Wortley Conservation Area and would cause no harm to the significance of nearby designated heritage assets. As such, it accords with S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Barnsley Local Plan policies HE1 and HE4, and paragraph 212 of the NPPF and should be approved.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

All materials used in the development shall match the host dwelling in terms of the style, colour and appearance of the bricks, the type and colour of the roof tiles, and the fenestration style and colour.

Consultation Informative(s):

Planning Obligations required: