

Application Reference: 2026/0597

Site Address: Elsecar Holy Trinity Church Of England Primary Academy, Church Street, Elsecar, Barnsley, S74 8HS

Proposal: Listed Building Consent for partial demolition and repair of an outbuilding structure located within the rear courtyard of Elsecar Holy Trinity Primary School, including removal of the stone slab roof, demolition and removal of the front and side brick walls of the outbuilding, removal of associated doors, loose masonry, and redundant materials from site.

Relevant Site Characteristics

The application site is within the Elsecar Conservation Area and is home to Grade II listed Elsecar Holy Trinity School. The school is listed as a well-preserved and architecturally accomplished example of a 19th-century school, retaining notable external and internal interest and displaying the materials and architectural character of its period.

The Church of the Holy Trinity is located to the east of the site. The street scene is characterised by terraced properties constructed from stone and brickwork. Pitched roofs are predominantly used in the area however the Elsecar Parish Hall is located to the south of the site and acknowledged to feature a low pitched and flat roof.

Site History

Reference	Description	Decision
B/00/0869/HN/CA	Demolition of derelict school house and clearance of site (Conservation Area Consent).	Consent Granted
B/02/1883/HN	Erection of porch with storage facility to school.	Permission Granted
B/03/1487/HN	Erection of single-storey day-care nursery building with associated play area.	Permission Granted
B/04/2296/HN	Erection of 2.4 metre high boundary fence.	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to partially demolish and repair an outbuilding associated with Elsecar Holy Trinity Primary School. The works include the removal of the stone slab roof, demolition and removal of the front and side walls and removal of the associated doors, loose masonry and redundant materials. The adjoined boundary wall will be temporarily dismantled to allow the removal of the stone slabs. The boundary wall will be repaired and reinstated using the existing stone. Repair works will include the repointing of the existing stone wall, and a relieving lintel will be installed above the existing stone lintel, retaining the existing lintel as a feature.

Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety. – *States that New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.*

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

The National Planning Policy Framework sets out the government's policies for plan-making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts. This version replaces the previous National Planning Policy Framework published in December 2024. In respect of this application, relevant policies include:

Section 14: Achieving well designed places - The objective of the policies in this chapter is to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Within section 14, National decision-making policy DP3 states that *“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.”*

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice for Listed Building Consent was advertised and expired on the 6th August 2026. No representations have been received.

Conservation Officer – No objection

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The application relates to a Grade II listed building. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore, provided that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building Conservation Area and Visual Amenity

The proposal seeks listed building consent for the partial demolition of a curtilage structure adjoining the Grade II listed building. As such, NPPF Decision-making policy HE:4 requires Local Planning Authorities to conserve heritage assets in a manner appropriate to the heritage assets significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

The school is listed as a well-preserved and architecturally accomplished example of a 19th-century school, retaining notable external and internal interest and displaying the materials and architectural character of its period. The former schoolmaster's house is identified in the list description as a subsidiary item that makes a contribution to the significance of the listed group.

The proposed demolition relates to part of an attached, flat-roofed structure on the north side of the former schoolmaster's house. It is understood that this accommodation was used as a store, or coal store, later converted to a toilet. The outbuilding is not specifically mentioned in the list but is directly attached to the northern elevation. The structure is clearly ancillary and appears to be a later (probably early 20th-century addition or adaptation) being attached to the stone built perimeter walls. This is evidenced by the brick side walls which are not bonded but butt-jointed with a clear crack that appears to be widening at the junction. At the end of this enclosure is a storage room beneath a single-pitch roof that falls inwards; this element would remain unaltered. The submitted Design and Access and Heritage Statement justifies the proposed works by reference to the potential safety risk and the conclusion that full reinstatement would be beyond economic repair.

The structure proposed for removal forms part of the listed building, by virtue of its curtilage status and attachment. Although it is likely to be a later alteration, it provides some evidence of the historical development and changing uses of the storage area of the former schoolmaster's house. Its contribution to the significance is nevertheless limited: it is a later element and is entirely concealed from view unless access via the house.

In line with the consultation response from the LPA's Conservation Officer, it is agreed that the proposed works would result in a minor degree of harm and the necessary works would address the identified structural instability of the structure, which is particularly significant given the site is a school. The proposed works would therefore remedy the structural safety concerns and would provide limited impact on the character of the listed building, given the concealed nature of the structure.

The proposal is therefore considered to be justified and consistent with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF policies HE4–HE6 and Barnsley Local Plan policies HE1 and HE3. As such, this weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

No amendments or further details have been required or provided during the process of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
- 3) Any future alterations to a listed building, other than like-for-like repairs, must secure listed building consent prior to the commencement of any works. For advice or guidance, you can contact the Council's Conservation Officer with your queries.