



PLANNING CONSULTATION RESPONSE

Application No	2026/0021
Proposal	Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool
Address	53 Keresforth Hall Road, Kingstone, Barnsley, S70 6NL
Date of Consultation Reply	03/03/2026
Consultee	BMBC PROW – C Farley

Consultation Assessment and Justification

A public footpath (Barnsley FP 275) runs adjacent to the site, as shown on the screenshot below. This should remain safely open and available for the public to use at all times. If the application is accepted, the following informative should be added to any decision notice:

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

A public right of way (Barnsley FP 275) runs alongside the proposed development site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.

Planning Obligations required:



BARNLSLEY

Metropolitan Borough Council

Location: 53 KERESFORTH HALL ROAD, KINGSTONE, BARNLSLEY, S70 6NL

