

HERITAGE STATEMENT

Section 192 Certificate of Lawfulness supporting statement | October 2026

Property	2 Ivy Cottage, Manchester Road, Langsett, Stocksbridge, S36 4GY
Local authority	Barnsley Metropolitan Borough Council
Heritage designation	Langsett Conservation Area
Relevant drawings	A01 B Existing Elevations; A02 B Proposed Elevations; A03 B Floor Plans

1. Purpose and scope

This proportionate Heritage Statement supports an **application for a Certificate of Lawfulness of Proposed Use or Development under section 192**, not a householder planning application. It relates to the replacement of existing windows with olive-grey PVCu flush casements and to the proposed RAL 7032 aluminium bi-folding windows and doors, including localised alteration of existing masonry openings, as shown on drawings A01 B, A02 B and A03 B.

The statement explains heritage significance and design effects as supporting context. Whether the operations are lawful is a separate legal determination for the Council under section 192.

2. Site and existing character

The site is a two-storey stone cottage with a natural slate roof, chimney and attached single-storey stone extension. Existing elevations contain modern white PVCu frames, including some lead-effect glazing, and previously enlarged openings. The cottage forms part of a group of modest rural stone buildings with stone boundary walls and mature landscaping.

Its contribution to Langsett Conservation Area arises principally from the traditional stone walling, simple form, roofscape and relationship with neighbouring historic buildings. The existing PVCu frames are not identified as original historic joinery. No assertion is made that the dwelling is itself statutorily listed; definitive listing and curtilage status should be checked where relevant.



Site photograph: existing stone elevations and window arrangements (supplied image).

3. Conservation-area significance

Langsett Conservation Area was designated in 1977; its appraisal was adopted in March 2010. The appraisal describes a distinctive upland settlement character created by local stone construction, natural roofing materials, landscape setting and surviving traditional details. Inappropriate replacement joinery can cumulatively erode this character.

The principal sensitivities of the proposals are therefore window profiles and colour, glazing-bar proportions, visibility of larger glazed openings, and treatment of any disturbed stonework. The established footprint, slate roofs, chimney and general building mass remain unchanged.

4. Proposed works

Drawing A02 B identifies replacement olive-grey PVCu flush-casement windows with astragal glazing bars and antique-black monkey-tail handles. Aluminium bi-folding units finished RAL 7032 are shown on the east elevation, including an enlarged opening requiring a new structural lintel to an engineer's design.

At the separate bi-folding door opening on the attached single-storey element, the stonework beneath the existing opening is to be removed, with the existing structural lintel retained unaltered. All disturbed stonework, reveals and finishes are to be made good. No additional footprint, increase in height, roof alteration, chimney alteration or general replacement of stone facing is indicated. The final schedules should be consistent with the revised drawings.

5. Certificate of Lawfulness and conservation advice

The application seeks a **Certificate of Lawfulness under section 192**. The conservation-area designation remains in force. Tony Wiles, Senior Conservation Officer at Barnsley MBC, advised on 2 October 2026 that no relevant Article 4(1) restriction on replacement windows was in place, and favoured restrained, traditional profiles without lead detailing, preferably in timber.

This informal advice does not determine the lawfulness of all works. In particular, the enlargement or formation of openings for bi-folding units is assessed separately from the replacement of existing window units. The Section 192 determination must be based on the operations shown and the statutory criteria.

6. Assessment of heritage impact

Replacement windows. Replacement of modern white PVCu frames does not involve the identified loss of original historic timber joinery. Consistent olive-grey flush casements and understated ironmongery may improve visual coherence, although multiple astragal divisions may appear busy. The glazing pattern and profiles should be confirmed for each opening, reflecting the Conservation Officer's preference for simpler configurations.

Bi-folding units and masonry alterations. The larger east-elevation glazed openings are contemporary interventions and locally change traditional wall-to-void proportions. The effect is concentrated in specific openings, rather than an extension of the overall building mass. The detailing of recessed frames, careful stone cutting and compatible repairs will be critical. A newly designed lintel is required at one location, while the existing lintel above the other is retained.

Wider setting. The cottage remains recognisable as a traditional stone and slate building within its rural group. Views from adjoining properties and approaches have not been formally surveyed; consequently any assertion that the alterations are wholly screened would be unwarranted.

7. Conservation measures

Retain all sound natural stonework outside the precisely identified openings, together with the existing slate roofs, chimney and boundary features. Set frames within the reveals where practicable and avoid conspicuous face-mounted trims. Use matching natural stone and compatible mortar for making-good.

Confirm astragal configurations, colours and sections against the final window/door schedule; omit lead-effect glazing. Undertake new structural opening work to the engineer's design, protecting adjoining masonry, and secure any applicable Building Regulations approval.

8. Heritage and planning-policy context

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes the conservation-area duty when relevant planning functions are exercised. The National Planning Policy Framework and Barnsley Local Plan Policies HE1-HE3 provide a useful heritage-design context, alongside the Langsett Conservation Area Appraisal and the Council's House Extensions and Other Domestic Alterations SPD (2024).

These considerations inform the design assessment but **do not convert a section 192 certificate application into a householder planning-permission application** or replace the statutory test of lawfulness.

9. Conclusion

The scheme retains the characteristic stone construction, slate roof, chimney, low-rise form and overall envelope of 2 Ivy Cottage. The proposed window treatment may provide a more consistent appearance, subject to appropriate glazing-bar and frame details. The larger bi-folding openings create a limited and identifiable change to stonework and glazing proportions, mitigated by careful structural and conservation detailing.

Overall, the works have been designed with regard to the appearance of Langsett Conservation Area. This statement supports, but does not predetermine, the Council's decision on the **Certificate of Lawfulness sought under section 192**.

Documentary references

Barnsley Metropolitan Borough Council Local Plan (2019), Policies HE1-HE3; Langsett Conservation Area Appraisal (2010); Barnsley House Extensions and Other Domestic Alterations SPD (2024); Tony Wiles correspondence to Andy MacLennan (2 October 2026); revised West Yorkshire Windows drawings A01 B, A02 B and A03 B (October 2026); relevant Wyatt photographs.