

Application Reference Number:	2026/0478.
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Application Type:	<i>Variation of Condition(s) of Planning Consent.</i>
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Proposal Description:	<i>Variation of condition 2 (approved window details) of application 2023/0697 (Planning Permission): Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Amended Description).</i>
Location:	<i>2 Fieldhead Manor Elmhirst Lane, Dodworth, Barnsley, S75 4LD.</i>

Applicant:	<i>Mr C Syson.</i>
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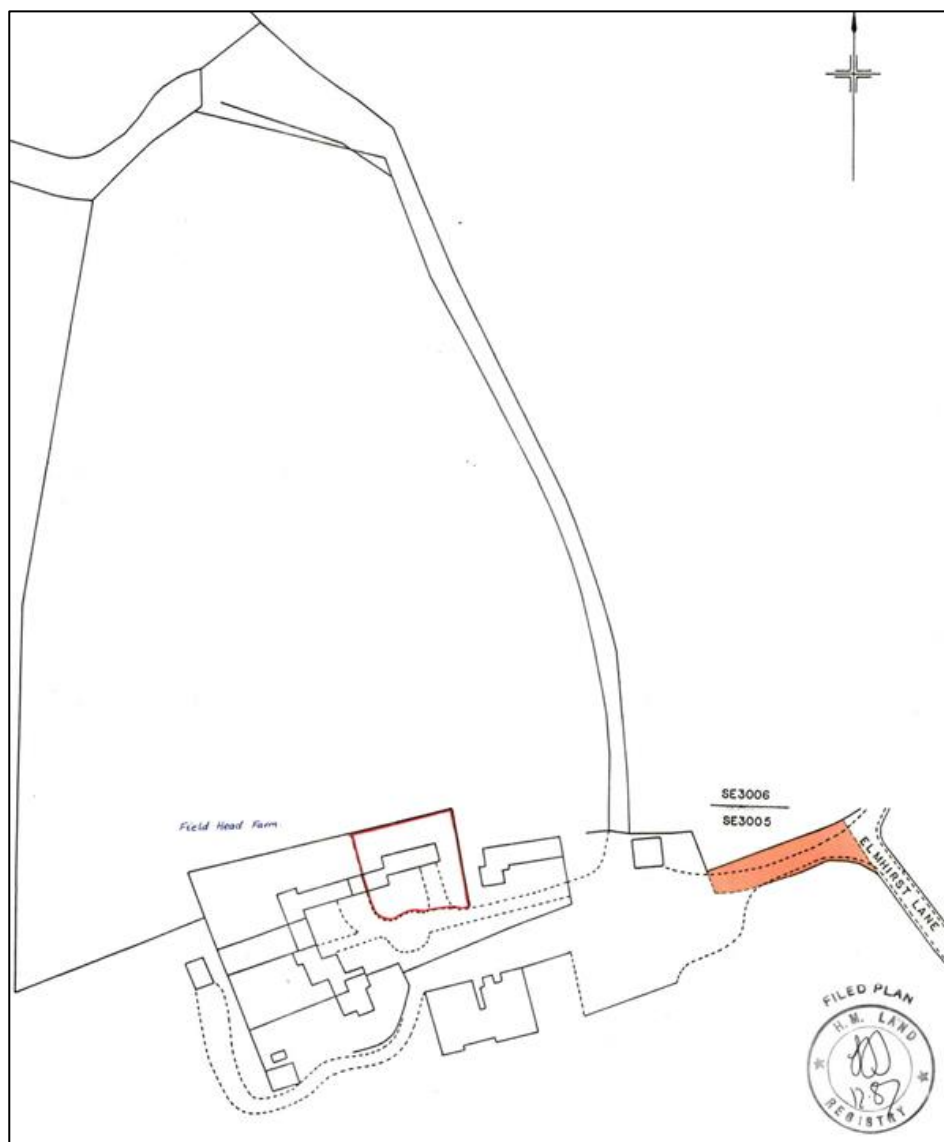
Third-party representations:	<i>X1 Comment.</i>	Parish:	
		Ward:	<i>Dodworth, Stainborough and Tankersley.</i>

Summary: The applicant seeks planning permission and listed building consent for all windows and doors to be refurbished, repaired or replaced and finished in off-white or cream [RAL 9001] rather than Anthracite Grey as approved, by a variation of condition 2 [approved window details] of applications 2023/0696 [Listed Building Consent] and 2023/0697 [Planning Consent]. No other change[s] are proposed other than the colour of the windows and doors. This application should be read in conjunction with application 2026/0520 for a variation of condition 2 [approved window details] of application 2023/0696 [Listed Building Consent]. This proposal is considered acceptable in principle and regarding its potential impact on design, heritage and visual amenity and accords with paragraph 154(c) of the NPPF and Local Plan Policies GB1, GB2, HE1, HE3 and D1. This proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024). Recommendation: APPROVE subject to conditions.

Site Description

This application relates to the centre-most plot to the north of a converted farmhouse complex, which has since been divided into several dwellinghouses. The application dwellinghouse is located to the east of, and is attached to, 3 Fieldhead Manor, which is a grade II-listed building, first listed in 1982. The development site is located on the north side of Elmhirst Lane, which was previously Field Head Farm, immediately adjacent to Silkstone Golf Club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Access is gained to the largely secluded set of properties firstly by Elmhirst lane, which runs parallel to the border of the golf course leading to the car park for the club house. Access to these properties themselves is then gained via this car park.

The application dwellinghouse is a two-storey converted farmhouse constructed of stone with a slate pitched roof. The application dwellinghouse is considered a listed building by virtue of being attached to 3 Fieldhead Manor, a grade II-listed building first listed in 1982. In addition, the application dwellinghouse displays a strong agricultural character reminiscent of its former use. It is acknowledged that the works associated with the initial conversion of the agricultural buildings which form this complex, and various development since has had some impact to the historic fabric, which has led to extreme change in some instances with some buildings being relatively modern internally with limited vestiges of historic fabric on display.



Planning History

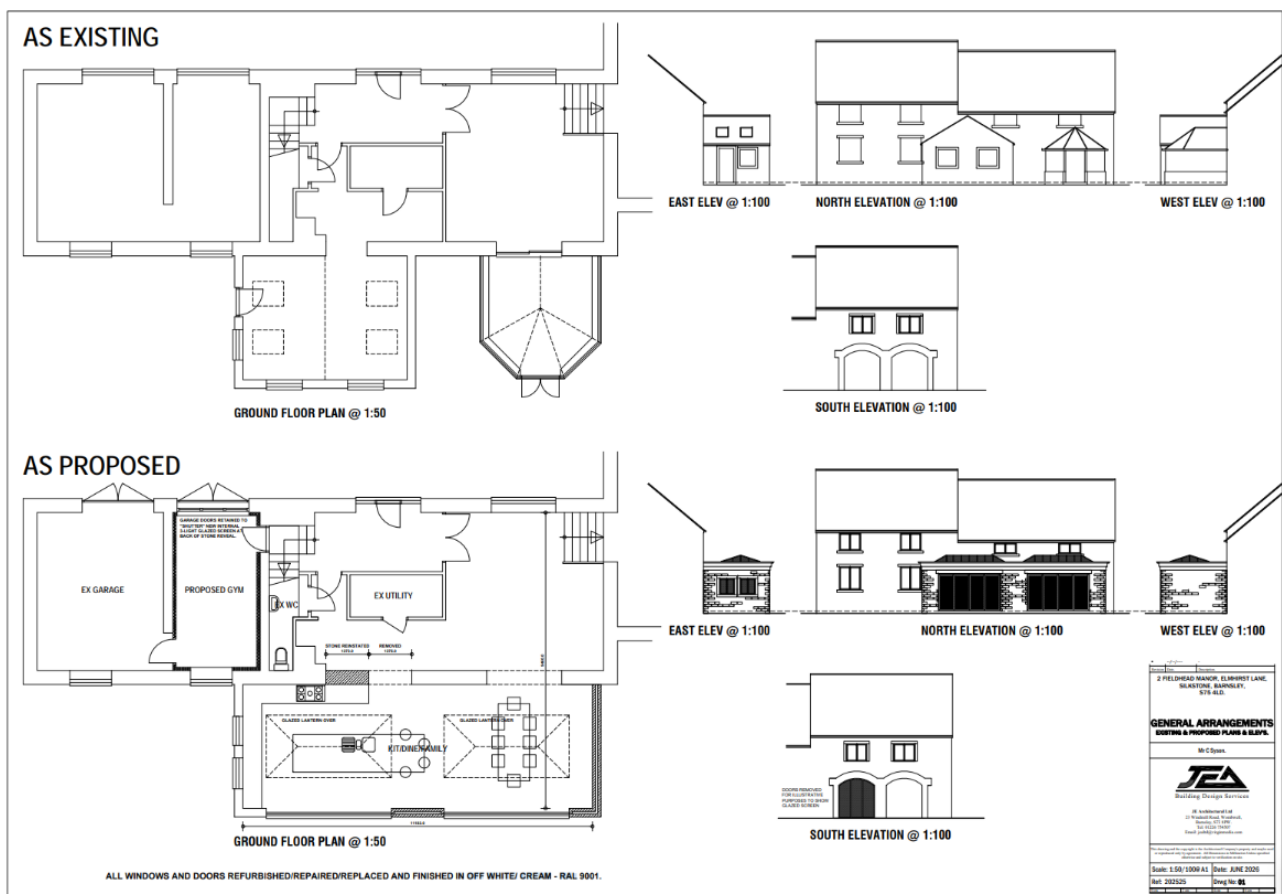
There is an extensive planning history associated with the development site but the most recent and relevant applications are as follows:

B/82/1814/DO	Conversion of barns into 5 no. dwellings and erection of one garage block.	Refused.
B/82/1815/DO/LB	Conversion of barns into 5 no. dwellings and erection of one garage block.	Refused.
B/88/1600/DO	Conversion and extension of dwelling to form two dwellings.	Refused.
B/03/0084/DO	Erection of single storey extension.	Approved.
B/03/0095/DO/LB	Erection of single-storey rear extension to Listed Building.	Approved.
2023/0696	Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Listed Building Consent) (Amended Plans and Description).	Approved.
2023/0697	Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Amended Plans and Description).	Approved.
2024/0343	Construction of ancillary outbuilding.	Refused.
2026/0520	Variation of condition 2 (approved window details) of application 2023/0696 (Listed Building Consent): Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows.	Under Consideration.

Proposed Development

The applicant seeks planning permission and listed building consent for all windows and doors to be refurbished, repaired or replaced and finished in off-white or cream [RAL 9001] rather than Anthracite Grey as approved, by a variation of condition 2 [approved window details] of applications 2023/0696 [Listed Building Consent] and 2023/0697 [Planning Consent]. No other change[s] are proposed other than the colour of the windows and doors. The approved scheme has been part-implemented with a single storey extension erected to the rear.

This application should be read in conjunction with application 2026/0520 for a variation of condition 2 [approved window details] of application 2023/0696 [Listed Building Consent].



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as Green Belt land in the adopted Local Plan and is considered a listed building by virtue of being attached to a grade II-listed building.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GB1: Protection of Green Belt.*
- *Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy D1: High quality design and place making.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 16: Conserving and enhancing the historic environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) and paragraph 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

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 was posted nearby which expired 21st July 2026.

A press notice was used which expired 31st July 2026.

One representation was received and set out concerns in respect of preserving the character of the historic granary. The comments received specifically relate to the existing Cart doors located on the south elevation of the application dwellinghouse.

Whilst all concerns raised are acknowledged, the issue of the Cart doors were dealt with under the approved scheme under applications 2023/0696 and 2023/0697 and are not under consideration as part of this current application. This current application only concerns the change to the colour of the windows and doors from Anthracite Grey to off-white and cream [RAL 9001].

The concerns raised are therefore attributed little to no weight in this instance.

Consultations

Conservation Officer	<i>No objection(s).</i>
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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 unless the NPPF establishes a specific weight:

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

Principle of Development

The applicant seeks planning permission and listed building consent for all windows and doors to be refurbished, repaired or replaced and finished in off-white or cream [RAL 9001] rather than Anthracite

Grey as approved, by a variation of condition 2 [approved window details] of applications 2023/0696 [Listed Building Consent] and 2023/0697 [Planning Consent]. No other change[s] are proposed other than the colour of the windows and doors. The approved scheme has been part-implemented with a single storey extension erected to the rear.

Section 73 of the Town and Country Planning Act 1990 [as amended] allows for an application to be made to vary or remove conditions attached to a planning permission that has already been granted.

Paragraph 153 of the NPPF sets out that when considering any planning application(s), LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other resulting harm is outweighed by other considerations.

Paragraph 154 of the NPPF establishes the exceptions where development in the Green Belt should not be considered inappropriate.

Paragraph 154(c) of the NPPF establishes that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building should not be considered inappropriate development in the Green Belt.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 reflects the aim of paragraph 154(c) of the NPPF and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

In this instance, this variation of condition(s) application only seeks consent in respect of a proposed colour change to all windows and doors from anthracite grey to off-white or cream [RAL9001]. Other elements approved under applications 2023/0696 and 2023/0697 remain unchanged. As such, this proposal is not subject to a Green Belt assessment as it would not result in disproportionate additions over and above the size of the original building and would not constitute inappropriate development in the Green Belt. As such, this proposal accords with paragraph 154(c) of the NPPF and Local Plan Policies GB1 and GB2.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets. Given the change is only a colour change to the windows and doors there would be no impact on highway safety or residential amenity.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters, which will only consider the proposed colour change to windows and doors.

Impact on Design, Heritage and Visual Amenity

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard be had to the desirability of preserving listed buildings or conservation areas or their setting or any features of special architectural or historic interest which they possess.

The application dwellinghouse is a two-storey concerted farmhouse constructed of stone with a slate pitched roof. The application dwellinghouse is considered a listed building by virtue of being attached

to 3 Fieldhead Manor, a grade II-listed building first listed in 1982. In addition, the application dwelling house displays a strong agricultural character reminiscent of its former use. It is acknowledged that the works associated with the initial conversion of the agricultural buildings which form this complex, and various development since has had some impact to the historic fabric, which has led to extreme change in some instances with some buildings being relatively modern internally with limited vestiges of historic fabric on display.

This application relates to the centre-most plot to the north of a converted farmhouse complex, which has since been divided into several dwellinghouses. The application dwellinghouse is located to the east of, and is attached to, 3 Fieldhead Manor, which is a grade II-listed building, first listed in 1982. The development site is located on the north side of Elmhirst Lane, which was previously Field Head Farm, immediately adjacent to Silkstone Golf Club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Windows and doors to surrounding properties comprise a mix of colours, including white and various neutral earth tones.

The Council's Conservation Officer was consulted, and it was stated that the proposed off-white and cream finish is arguably less overtly contemporary than anthracite grey and would present as a more traditional window finish. Considered in isolation, I would regard this colour treatment as compatible with the character and appearance of the historic and listed building. Furthermore, I am aware of the degree of change already experienced by the building, and the clear local precedent in neighbouring properties. As such, I do not consider the proposed variation would result in harm to the significance of the listed building, its special architectural or historic interest, or its setting.

The local planning authority has no reason to disagree with the professional opinions of conservation colleagues in this instance.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to conserve or enhance the character and appearance of a grade II-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies HE1: The Historic Environment, HE3: Developments affecting Historic Buildings and D1: High Quality Design and Placemaking and is considered acceptable regarding its impact on design, heritage and visual amenity.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and is considered acceptable in respect of its impact on design, heritage and visual amenity.

This application for the variation of condition 2 [approved window details] of application 2023/0697 [Planning Consent] should therefore 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.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable. 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 representations, 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.

