



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0920
<b>Proposal</b>	2025 0920 Demolish Existing Side Extn Erect Two Storey Side and Single Rear Entrance and Double Garage St Johns Close 379 Carlton Road Carlton
<b>Address</b>	St Johns Close 379 Carlton Road Carlton
<b>Date of Consultation Reply</b>	05.12.25
<b>Consultee</b>	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

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

#### Conservation Comments:

This application seeks permission for a comprehensive alteration (including demolition) of the existing ground floor and east side elements of St John's Close 379 Carlton Road. The dwelling was constructed in the mid twentieth century in red brick with interlocking concrete pantiles to the roof. In form the house is generally complementary to its listed neighbour (The Gables [NHLE 1151181](#)) with vaguely reflective steep gables to the west of the main house body axis and to the front and rear facing gables. Despite being in red brick and a modern house it is a fairly sympathetic presence in the setting of the conservation area and the listed building adjacent. On the eastern boundary, the site is separated and screened by mature trees and an ancillary building (Gables Cottage). The proposal seeks to remove the ground floor elements including the integral garage, kitchen, annex, and downstairs bedroom. In their place a two-storey extension is proposed broadly occupying the footprint of the existing single storey structure. This two-storey extension is gabled to the east, with a secondary gable to the southern projection creating an L shaped plan. At the rear / ground floor, an extended lounge / diner is proposed with 2x lanterns to the flat roof. To the front a small porch is shown providing weather protection over the front door. In general terms, the extension is quite large, but I accept the existing footprint is largely maintained. Consequently, my focus is on whether the extension upwards and to the rear over two storeys introduces overbearing bulk or massing that appears out of keeping or harmful to the setting. In short, I do not



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feel this is the case. The dwelling is not in the conservation area due to its relatively recent construction date and relative lack of historic or architectural interest. The Gables is listed for its historic and architectural quality, and contribution to the setting of St Johns Church ([NHLE 1151146](#)). The listing does not specifically include details of Gables Cottage, but I would suggest this may be considered curtilage to NHLE 1151181 and so has the listing conferred on to it. Even so, The Gables site is clearly visually and physically separated from the proposal site and provides a logical boundary to the western edge of the conservation area. Limited views will be possible from the west facing windows of Gables Cottage, but this is clearly a secondary elevation, and the proposal site is set back to the south. As such, I feel the prospect of harm to the setting of either the listed building or the conservation area is minimal. Consequently, I feel the proposal is in accordance with S.72(1), and HE1, and raise no objections.

**NO OBJECTION\***

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**

**Planning Obligations required:**