



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0583
<b>Proposal</b>	2025 0583 Erection of Detached Two Storey Dwelling Land Adj St John The Evangelist Carlton
<b>Address</b>	Land Adj St John The Evangelist Carlton
<b>Date of Consultation Reply</b>	060825
<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.

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

#### 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 support for a detached dwelling on a plot of land circa 20 metres to the west of the listed St John the Evangelist and 27m north of the Gables. Both are listed at grade II (under [NHLE 1151146](#) and [NHLE 1151181](#) – respectively). The site is at the northern end of the Carlton Conservation Area, with historic buildings (many converted and altered) along Church Street and in close proximity to the site. The application includes a heritage statement by Heritage Potential and as an appendix, the DBA provided by Chris Scufield in 2012 for an adjacent site. The 2025 heritage statement makes the case for the development having an overall neutral impact on the adjacent designated assets. Somewhat confusingly, it also suggests there is 'modest harm' to the church, but public benefits should outweigh this.



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In more detail, the plot appears never to have been developed (via map regression) and was formerly part of the Wharncliffe Estate lands. By 1893, the land appears to have been subsumed into the grounds / curtilage of the vicarage to the southwest. Through ownership changes the land now appears out of curtilage to the Gables. It is also physically screened by dense vegetation to its eastern edge, with the plot itself now overgrown and unkempt. The garden to the north of the Gables now forms the area of most contribution to the setting of the listed building, with the development plot physically and functionally separated. Consequently, I agree the plot only makes a minor contribution to the setting of the Gables. Due to the location of the plot, I feel the situation is subtly different in relation to the setting of the church, as it is closer, and there is clear intervisibility from the church grounds looking west and visa versa. The HIA describes the contribution made to the setting of the church by the plot and I have no need to repeat this in detail. I would however note that the once shared ownership and function is again severed and thus, I agree there is a minor contribution to the setting. The HIA goes on to justify the proposal by suggesting the minor contribution the site makes, and the sympathetic nature / design of the house means there is on balance a justification for approval. I agree that the impact due to the change to the setting and any resulting harm is low and take no issue with the proposal in principle. However, the new house will be seen in close proximity / context with the church and the Gables (to an extent). Travelling along Carlton Road, from the junction with Church Street the serial views of the church, the development plot, the entrance to the Gables and then the Gables itself are experienced in context. As such, from a conservation area perspective and a group value standing, the development along this stretch of Carlton Road will be considered together. With that in mind I feel the design and materials of the dwelling should be as sympathetic as possible and conserve and enhance the conservation area as per HE1. The design of the house has relatively steeply raked gables and mullioned windows which appears to reflect elements of style from The Gables. I also note the use of timber framing around the rear canopy, and the use of quoins which is welcomed. However, I feel the materials for the exterior walls and roof need to be better. The HIA notes the use of 'stock brick' to imitate the stone in buildings nearby. I would suggest stone not brick represents the typical historic material and is present in the buildings that contribute the most to the conservation area and its group value. Clearly, the bulk of the buildings in the immediate vicinity including the church and The Gables are in stone and so coursed (split or pitched face) stone with ashlar dressings is the most appropriate material for the walls of the house. Additionally, I cannot see the detailed materials proposed for the roof. For this I suggest a good quality artificial stone slate, laid in diminishing courses with matching ridge tiles. This is typical of the older and more vernacular houses in the conservation area, but I concede we often see historic replacement works in natural Welsh slate. Consequently, I would not object to natural blue/grey slate or even terracotta Rosemary tiles which are also present.

In terms of the site boundaries, a feather edged 1800 timber screen with concrete posts is proposed. This appears extremely modern and utilitarian and is not especially sympathetic, particular in terms of the eastern boundary and the church setting. This could easily be softened with other materials and fence types that compliment the setting more effectively. I also feel the eastern boundary should be supplemented with native planting including shrubs and trees that enhance the screen between the plot and the church to the east.

Overall, I do not object to the development in principle and feel the design is generally acceptable. However, for clarity the materials need agreeing by condition to ensure the setting of the adjacent listed church, The Gables and the wider conservation area are protected.



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<b>No objections</b>		
*Delete as applicable		
<b><u>Consultation Suggested Conditions:</u></b>		
<ul style="list-style-type: none"><li>External materials shall match those in the immediate vicinity including materials used on the grade II The Gables and St Johns Church. No construction work will commence (or on commencement of works) a representative sample of all new external materials shall be submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.</li></ul>		
<b><u>Consultation Informative(s):</u></b>		
<b><u>Planning Obligations required:</u></b>		