



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                                         |
|-----------------------------------|-----------------------------------------------------------------------------------------|
| <b>Application No</b>             | 2026/0275                                                                               |
| <b>Proposal</b>                   | 2026 0275 3 Two Storey Side and Single Storey Front Extension Cliff Hill Lane Cawthorne |
| <b>Address</b>                    | 3 Cliffe Hill Lane Cawthorne                                                            |
| <b>Date of Consultation Reply</b> | 200526                                                                                  |
| <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 front and side extension to 3 Cliff Hill Lane Cawthorne. The dwelling is attached and abuts the rear / side of 1 Cliff Hill Lane with its principal elevation facing west. As such, from Cliff Lane looking west, the dwelling is currently somewhat screened by the attached neighbour. Both are within the Cawthorne conservation area, close to the junction between Cliffe Hill and Hill Top. The plot is occupied by what appears to be a larger dwelling on the first edition 1850 six-inch map however, I am unclear if the existing dwelling formed part of this. By 1891 the division between number 1 and number 3 is clearer on the map, so the house certainly pre-dates 1891. Beyond the attachment at the rear, the dwelling is a fairly traditional stone built (thinly coursed delph) cottage. The principal elevation is double fronted with reflected windows at both first and second floors flanking a central doorway. Above the doorway but offset is a first-floor window that illuminates the upstairs shower room. On the northern gable there is a small first floor window adjacent to a pebble dashed external stack. There is also a brick stack within the southern gable. All windows and doors are replacement modern items. The roof overhangs at the gables with exposed purlin ends and is covered with stone roofing flags. Overall, I'd characterise the building as a positive addition to the group value of the conservation area. However, I would concede this contribution is one that is mainly limited to the rear of the property (from Cliff Hill), from the gardens to the west and to a degree, from neighbouring properties. Regarding the neighbouring houses to the north (7 Cliff Hill and 2 Hill Top), these are large, heavily modified / extended or modern properties with strongly contemporary rear elevations.



# BARNSLEY

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The proposal seeks permission for extensions to the south and west elevations, comprising a two-storey gabled projection to the south gable and a single-storey flat-roofed addition to the west. At present, a pergola and vegetation partially screen the existing ground-floor utility window. Having regard to the contribution the dwelling makes to the character and appearance of the conservation area, and to the overall form of the proposed development, I raise no objection in principle. The side gabled extension appears subservient in scale and massing, while the flat-roofed utility/workshop element, incorporating a rooflight, is positioned in a relatively discreet location with limited visibility from the public realm. I acknowledge that the scheme would result in a very minor degree of alteration to the historic fabric and envelope of the building, including the formation of new openings at ground and first-floor level to provide access to the extension, together with the lowering of the existing window opening behind the pergola to form a doorway. On balance, I do not consider this level of intervention to be unacceptable in principle. My principal concern relates instead to the proposed use of vertical timber cladding to the walls of the extension. This treatment is more commonly associated with agricultural buildings, such as Yorkshire boarding, and is not characteristic of domestic buildings within the locality. While such a material might potentially be acceptable for the single-storey flat-roofed element, I have reservations about its use across the full height of the two-storey gabled extension, where it would be more readily apparent. Both the material itself and its dark colour finish appear at odds with the prevailing palette of the area. In Cawthorne, the established materials are principally stone, brick and, to a lesser extent, render, as set out in the Neighbourhood Development Plan (Policy C7.3 and supporting text at paragraph 4.3.8), the Cawthorne Village Design Statement (page 6), and the adopted conservation area appraisal (paragraph 6.02). In my view, the two-storey gabled extension, which would be partly visible from Cliffe Hill, should therefore be constructed in materials that are more sympathetic and appropriate to the character and appearance of the conservation area.



Beyond the materiality I have no major objection but feel the issue of the timber cladding should be addressed and justified before I can support the proposal and agree it accords with S72(1), HE1 and the guidance mentioned above.

Update as of 19.06.26:

Following further discussions, and a revision to the design I advised I was comfortable with the design.

Update as of 25.06.26

We have now received details of the materials which are acceptable. No further issues, comments, or objections.

|                                                  |  |  |
|--------------------------------------------------|--|--|
| <b>No objections</b>                             |  |  |
| *Delete as applicable                            |  |  |
| <b><u>Consultation Suggested Conditions:</u></b> |  |  |
|                                                  |  |  |



# **BARNSLEY**

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**Consultation Informative(s):**

**Planning Obligations required:**