

# Planning Statement

**Front elevation porch  
and re-roof to rear  
conservatory.**

**THE CROWN INN, 22 HILL  
STREET, ELSECAR, BARNSELY,  
S74 8EL**

## 1.0 Introduction

This Planning statement has been prepared by AKB Architects on Behalf of On Point Pubs UK. The purpose of the statement is to assist Barnsley Metropolitan Borough Council (BMBC) in their determination of the application that seeks permission to erect a porch and to re-roof the existing polycarbonate conservatory roof to a slate effect roof.

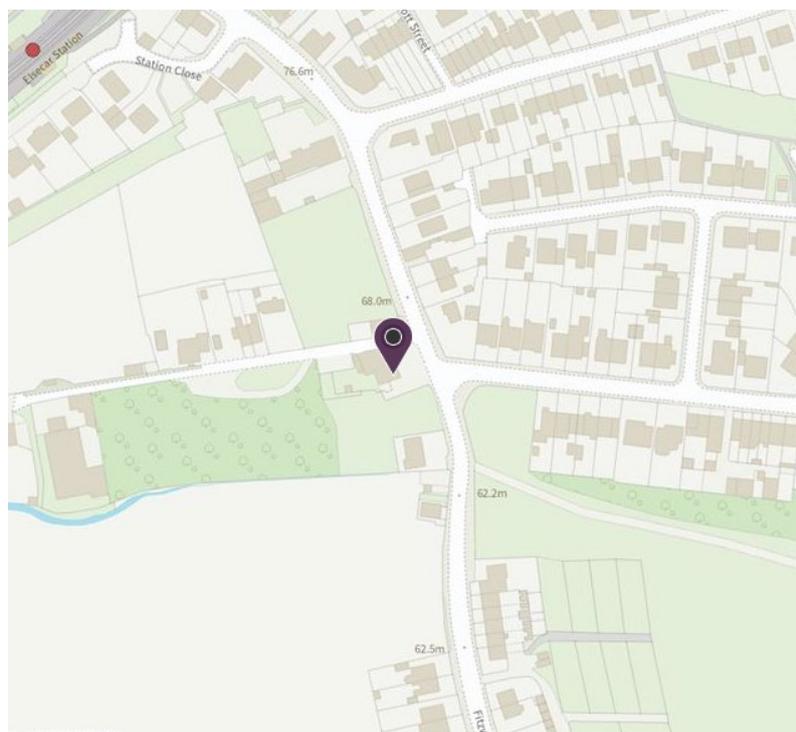
The application should be assessed against the following plans/reports:

<b>Dwg No. P-01</b>	Site Location Plan
<b>Dwg No. P-02 Ref B</b>	Existing & Proposed Plans & Elevations

This Planning Statement will describe the application site its surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.

## 2.0 Description of the application site

The application site is an existing public house, The Crown Inn, 22 Hill Street, Elsecar. Access Road Foundry Street can be found to the north of the property providing access to rear dwelling and commercial property, Cardigan Works. Directly to the north of the site is residential dwelling, 24 Hill Street. To the rear of the site is overgrown vacant land. A council land-asset can be found to the south characterized by open green space. Opposite the site to the east are residential properties outside of the conservation area boundary. These dwellings are predominantly two-storey semi-detached properties or bungalows.





### 3.0 Heritage Statement

Elsecar is situated six miles south-east of Barnsley and forms the southern extent of the built-up area of the former Hoyland Nether Urban District. The village is in the valley of Knoll Beck, a tributary of the River Dearne. Wentworth Woodhouse, the historic seat of the Fitzwilliam family under whose patronage Elsecar developed, lies beyond the valley two miles south-west of the village. The Elsecar Conservation Area was first designated in January 1974 by the former West Riding County Council. The most recent review and Conservation Area Appraisal was published in 2008.

Besides the uses of the Heritage Centre, there are some pockets of industry and commercial activity elsewhere within the Conservation Area. This includes Elsecar Mill and the adjacent building on Wath Road, the currently vacant garage opposite Reform Row, and the Crown Garage on Fitzwilliam Street. Additionally, Elsecar has a small number of shops located near Milton Hall which were originally built as part of the villages commercial core in the 1850s. Today most shops have been converted to residential use, but generally retain some evidence of their former use. There are five public houses located within the extended Conservation Area, all of which are within historic, two-storey buildings which make a positive contribution to the Conservation Area. However, combining both commercial and residential uses, they have generally been extended over the years. For example, the Fitzwilliam Arms has a large modern extension to the rear, as well as a large pub garden and playground.

Property description - Two-storey building of four bays. Stone with modern tile roof and brick stack to ridge at left. Rear projection to north. Much altered, bearing the features of an estate-designed building with coursed sandstone walls, scored lintels with central tooled keystones, and a string course. Entrance door in third bay with timber panelled door, overlight with glazing bars and timber surround with entablature. Two of the ground-floor windows also have sunken aprons. Blocked window on first floor in third bay. Timber replacement casements. Large uPVC conservatory to rear.

### 4.0 Development Proposals

The proposal details a porch to the principal elevation of the property providing an 'entrance lobby'. The porch details softwood windows to the front and south side elevation as well as a door to the north side elevation of the porch. A lead pitched roof is detailed along with 'THE CROWN INN' signage detailed above the windows on the front elevation. The porch will be constructed from coursed stone with a stone cill. The porch will closely match the design of the original bay window associated with the site as seen on the below historic photo.

Similar materials and design have been detailed in order to match the original front elevation of the property as closely as reasonably possible. This will enhance the street scene of Hill Street and allow the property to be more in keeping with its heritage, providing a more accurate historical principal elevation. The proposal will also provide an improvement to the current condition of the elevation.

The creation of the lobby will also assist in lowering current levels of noise when leaving the public house as this will create a lobby area providing a buffer between noise from within the property and neighbouring properties.



A conservatory extension is to the rear of the property approved under planning application 2014/0441. The rear conservatory roof is currently constructed from polycarbonate. We propose this to be changed to slate-effect providing a more historically accurate and appropriate finish to the site.

## 5.0 Existing and Proposed Elevation



Hill Street Elevation (existing)



Hill Street Elevation (proposed)

## 7.0 Conclusion

The proposal positively conserves and enhances the character of the heritage asset. The proposed porch will improve the property's character and provide the property with a more historically accurate elevation as well as reducing levels of noise therefore improving residential amenity. The proposed re-roof will allow the conservatory to be more in keeping with the property and the roof materials used throughout the conservation area. We would therefore respectfully request that the Local Planning authority support this application