



PLANNING CONSULTATION RESPONSE

Application No	2026/0478 & 0520
Proposal	2026 0478 & 0520 Variation of Condition 2 (Approved Window Detail) of 2023 0696 & 0697 2 Fieldhead Manor Elmhirst Lane Dodworth
Address	2 Fieldhead Manor Elmhirst Lane Dodworth
Date of Consultation Reply	020726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): 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

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 para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

This application seeks to vary a specific detail of the previously approved planning permission and listed building consent, ref.s 2023/0696 and 2023/0697. These two new applications cover both S.73 and S.19 variations to condition of the planning permission and listed building consent (respectively). The earlier permission and consent authorised a range of alterations to the listed building, including the removal and replacement of a rear extension and the conversion of part of the garage provision to form habitable accommodation. The present applications are limited to a variation of the approved window detail, specifically the proposed external colour finish of the new windows, changing from anthracite grey, RAL 7016, to off-white, RAL 9001. No other amendments to the approved scheme are proposed. On that basis, I do not consider it necessary to revisit the significance of the historic building, the evident degree of alteration it has undergone over time, or the merits of the previously approved design. However, I note that, in assessing the earlier applications, I felt the replacement of the existing modern double-glazed windows with heritage-style, flush-fitting casements was no more harmful than the windows previously in situ, or those present within neighbouring properties. The proposed off-white 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



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appearance of the historic and listed building. Furthermore, I am aware of the degree of change already experienced by the building, and clear local precedents 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. Accordingly, the proposal accords with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Barnsley Local Plan Policies HE1 and HE3, and paragraph 212 of the NPPF. I therefore raise no objection.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: