

Application Reference Number:		2026/0318.	
Application Type:		Full.	
Proposal Description:		<i>Erection of hoardings and the dismantling and rebuilding of a section of the western wall.</i>	
Location:		<i>Monk Bretton Priory, BMBC Asset Id A00866, Abbey Lane, Lundwood, Barnsley.</i>	
Applicant:		<i>English Heritage Trust.</i>	
Third-party representations:	<i>None.</i>	Parish:	
		Ward:	<i>Monk Bretton.</i>

<p>Summary:</p> <p>This application seeks planning permission for the erection of hoardings and the dismantling and rebuilding of a section of the western wall of the priory.</p> <p>Local Plan Policy HE1: The Historic Environment establishes that the Local Planning Authority (LPA) will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment. As such, the principle of development is considered acceptable.</p> <p>Significant substantial weight is given to the asset's conservation owing to the asset's significance and in accordance with NPPF Policy HE6. Whilst it is acknowledged that there is the potential for some modest harm to the significance of the asset, this is weighed against the justification for this proposal and the anticipated public benefits in respect of public safety and securing an important and significant asset for the long-term. Such benefits are given substantial weight in this instance and are considered to outweigh any potential harm.</p> <p>This proposal is therefore considered to conserve or enhance the character and appearance of a grade I-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable in respect of its potential impact on design, heritage and visual amenity in accordance with NPPF Policies HE4, HE5, HE6 and DP3 and Local Plan Policies HE1, HE2, HE3 and D1 and is attributed substantial weight in favour, in accordance with national decision-making policies and planning judgement.</p> <p>This proposal is also considered acceptable in respect of its potential impact highway safety and public rights of way; residential amenity, health and pollution control; and biodiversity and geodiversity, in accordance with NPPF Policies TR3, TR4, TR8 and P3 and Local Plan Policies T3, T4, GS2, GD1, POLL1 and BIO1 and is attributed significant, moderate and modest weight in favour, in accordance with planning judgement.</p> <p>The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.</p> <p>For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.</p>
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Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

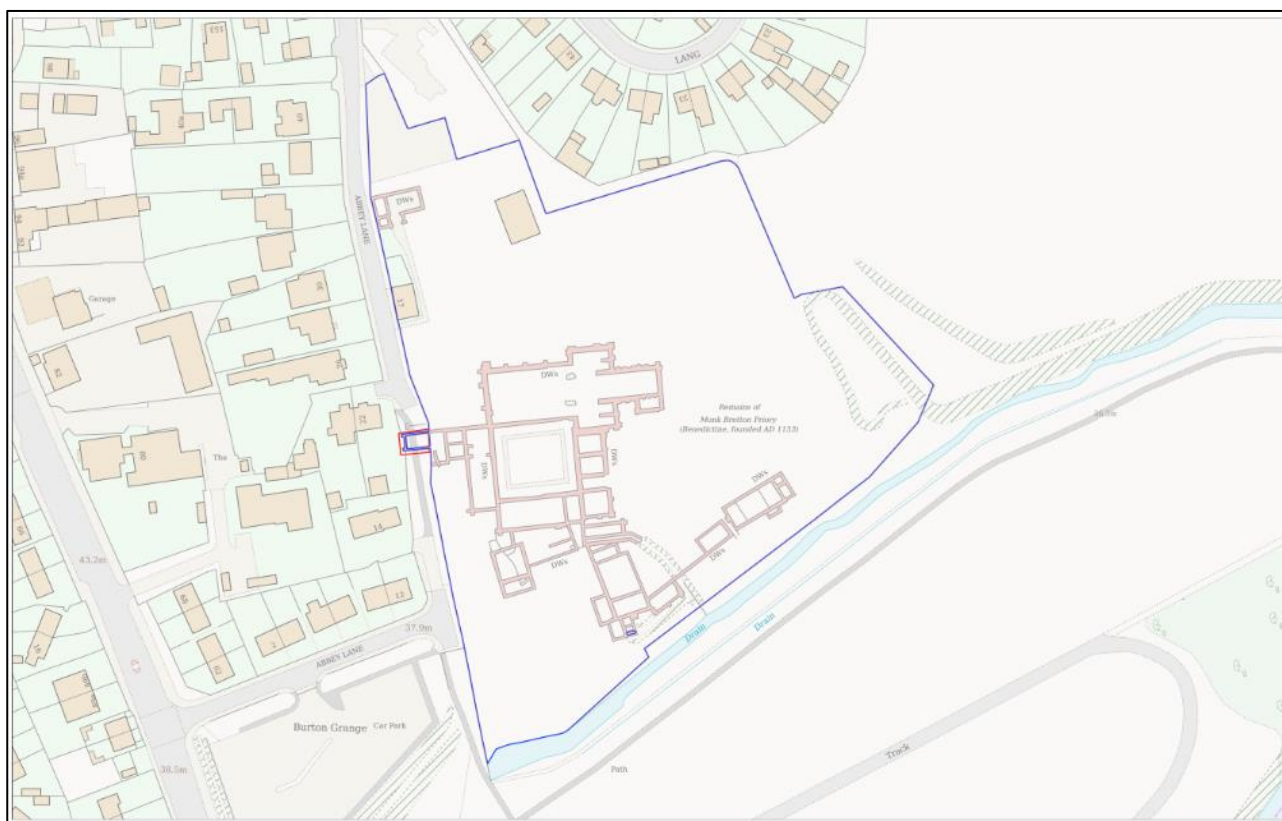
Recommendation: **APPROVE subject to conditions.**

Site Description

This application relates to a section of the western wall of Monk Bretton Priory. The application site is located within the scheduled ancient monument of 'Monk Bretton Priory Cluniac and Benedictine monastery: monastic precinct and two fishponds' (NHLE no. 1010057). The priory ruins are also a grade I-listed building ('Monk Bretton Priory Remains', NHLE no. 1151178). Also within the northern portion of the scheduled area is a grade I-listed administration building (NHLE no. 1151179) and grade I-listed gatehouse (NHLE no. 1315023).

The application site is located to the east and south of Abbey Lane and to the south of Danish Court and Lang Crescent. The surrounding area is principally residential alongside areas of green space.

The principal part of the priory is allocated as the Monk Bretton green space and is on land located within the Green Belt. However, the development site falls outside of these designations and instead forms land within the Urban Barnsley settlement which is allocated as Urban Fabric.



Planning History

B/97/1249/BA/CD	Erection of palisade security boundary fence.	Withdrawn.
B/97/1470/BA/CD	Erection of 2.4m high palisade security fencing and gates.	Historic.
2006/1574	Erection of security fencing.	Approved.

Proposed Development

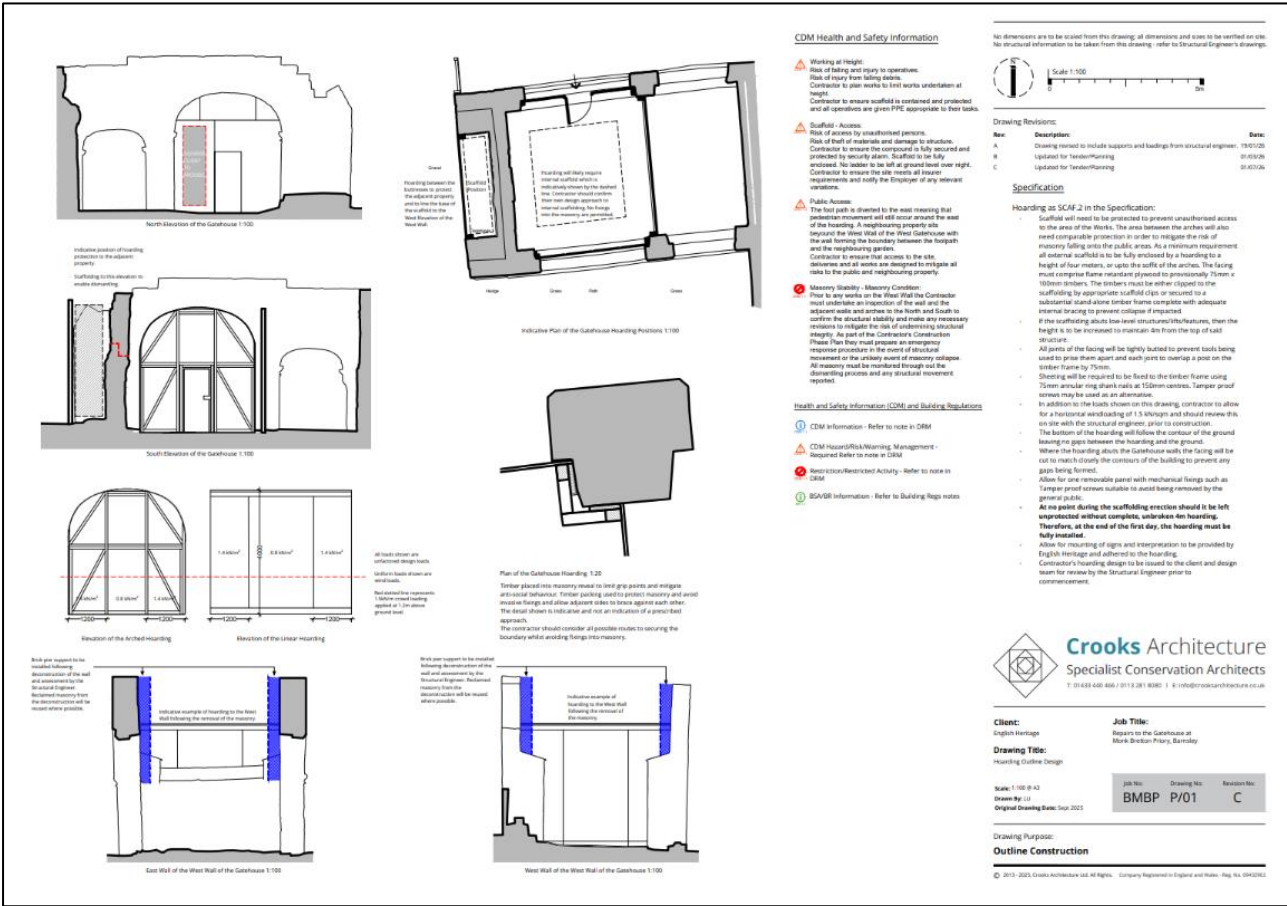
This application seeks planning permission for the erection of hoardings and the dismantling and rebuilding of a section of the western wall of the priory.

The works propose the erection of temporary hoardings and the dismantling and rebuilding of a section of the western gatehouse wall which currently presents a risk to the public given that a public footpath runs through the gatehouse.

The hoardings would be freestanding and have been designed to cause no physical interventions or harm to the fabric.

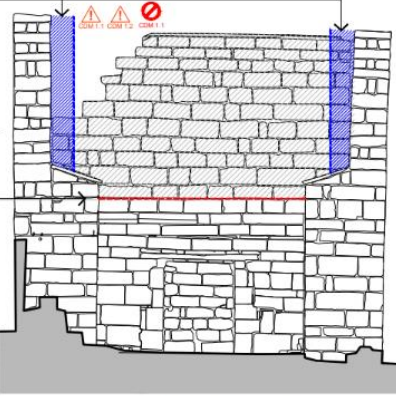
Following the dismantling described above, a sacrificial mortar cap in lime would be applied to the exposed stonework on the western and eastern wall tops. Two brick piers utilising re-claimed brick would be erected to stabilise and buttress the existing stone (buttresses) which would provide adequate restraint whilst the upper gatehouse wall remains dismantled. The proposed works are shown on the amended plan BMBP P/02 Rev. C. The proposal requires Scheduled Monument Consent to be approved by Historic England which means Listed Building Consent for the grade I works is not required. However, the hoardings, and the works to the western wall of the gatehouse require an application for Planning Permission due to development that involves a means of enclosure within the curtilage of a listed building.

Due to budgetary constraints the proposed works are intended to be phased over three financial years.

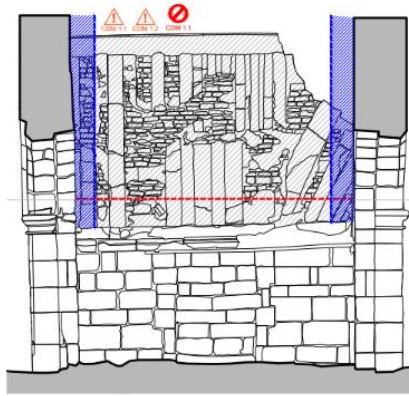


Brick pier support to be installed following dismantling of the wall and assessment by the Structural Engineer. Reclaimed masonry from the dismantling will be reused where possible.

Wall to be dismantled down to the course of stone above the chartered stone course on the Western face of the wall. The red dotted line indicates this position but should be confirmed with the architect on site prior to dismantling.



West Elevation of the West Wall of the Gatehouse 1:50



East Elevation of the West Wall of the Gatehouse 1:50

Specification

1. Dismantling of the West Wall:

- Ensure full hoarding and scaffolding protection as described in BMBP-P-01 and in the specifications.
- Contractor to undertake a full health and safety assessment and to mitigate all risks of collapse and falling debris.
- Contractor to assess existing information and to undertake their own assessments on the risks from adjacent services. The contractor should not assume that existing information reflects the full services represented on site and is responsible for mitigating the risks from unseen services.
- Undertake a detailed photo record of the wall ensuring the impression of the former timber structure, which is cast in the concrete surface, is recorded.
- Carefully remove the existing wire mesh which currently acts as a retention measure for the concrete. Undertake mitigation measures to ensure that any loose concrete, brickwork or debris does not fall and impact an operative, member of the public, or impact the wider historic masonry.
- Ensure all ferrous metal is removed from the structure including any former fixing ties/meshes which may now have fallen away.

2. Masonry:

- Undertake a careful dismantling of the brickwork and stonework of the wall. Allow to remain and stabilise all masonry during the dismantling works to prevent injury to the public and damage to the neighbouring property from falling debris.
- All masonry to be carefully protected on site and, as a minimum, stored on pallets to prevent contact with damp ground conditions or surfaces. Following the dismantling works the brickwork shall be reused, where possible as part of the structural support for the remaining walls as described in Item 3.17 of the Schedule of Work. All masonry to be stored and protected within the compound. Contractor to leave with English Heritage on the removal of the masonry.
- Masonry to be removed down to one course of stone above the course of chartered stones on the West elevation and to the position of the timber lintel on the East elevation.

CDM Health and Safety Information

Working at Height:

- Risk of falling and injury to operatives.
- Risk of injury from falling debris.
- Contractor to plan works to limit works undertaken at height.
- Contractor to ensure scaffold is contained and protected and all operatives are given PPE appropriate to their tasks.

Scaffold - Access:

- Risk of access by unauthorised persons.
- Risk of spill of materials and damage to structure.
- Contractor to ensure the compound is fully secured and protected by security teams. Scaffold to be fully enclosed. No ladder to be left on ground level over night. Contractor to ensure the site meets all insurer requirements and notify the Employer of any relevant variations.

Public Access:

- The foot path is directed to the east meaning that pedestrian movement will still occur around the east of the hoarding. A neighbouring property also beyond the West Wall of the West Gatehouse with the red lining the boundary between the footpath and the neighbouring garden.
- Contractor to ensure that access to the site, deliveries and all works are designed to mitigate all risks to the public and neighbouring property.

Masonry Stability - Masonry Condition:

- Plan to any works on the West Wall the Contractor must undertake an inspection of the wall and the adjacent walls and arches to the North and South to confirm the structural stability and note any necessary measures to mitigate the risk of undermining structural integrity. As part of the Contractor's Construction Phase Plan they must prepare an emergency response procedure in the event of structural movement on the unlikely event of masonry collapse. All masonry must be monitored through out the dismantling process and any structural movement reported.

Health and Safety Information (CDM and Building Regulations)

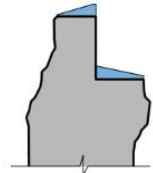
- CDM Information - Refer to note in CDM
- CDM Hazard/Risk/Warning Management - Required Refer to note in CDM
- Restriction/Restricted Activity - Refer to note in CDM

No dimensions are to be scaled from this drawing; all dimensions and sizes to be verified on site. No structural information to be taken from this drawing - refer to Structural Engineer's drawings.



Drawing Revisions:

Rev	Description	Date
A	Drawing marked to include masonry plans.	19/01/20
B	Updated for Tender/Planning	20/03/20
C	Updated for Tender/Planning	01/03/20



Section of the West Wall of the Gatehouse 1:100

Hatch shows the position of the lime mortar capping (incorporating water stops) to the wall head as temporary protection before the reconstruction process.

Key

- Area of wall to be dismantled
- Lime mortar capping to wall head following dismantling



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Client:

English Heritage

Job Title:

Repairs to the Gatehouse at Monk Breton Priory, Barnardley

Drawing Title:

Proposed Repairs to the West Wall

Notes:

Scale: 1:50 A3

Drawn By: UJ

Original Drawing Date: Sep 2013

Job No:

BMBP

Drawing No:

P/02

Revision No:

C

Drawing Purpose:

Outline Construction

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Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

The development site is located within the Urban Barnsley settlement and is allocated as Urban Fabric in the adopted Local Plan which has no specific allocation.

The application site is located within the scheduled ancient monument of 'Monk Bretton Priory Cluniac and Benedictine monastery: monastic precinct and two fishponds' (NHLE no. 1010057). The priory ruins are also a grade I-listed building ('Monk Bretton Priory Remains', NHLE no. 1151178). Also within the northern portion of the scheduled area is a grade I-listed administration building (NHLE no. 1151179) and grade I-listed gatehouse (NHLE no. 1315023).

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy HE1: The Historic Environment.*
- *Policy HE2: Heritage Statements and general application procedures.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy D1: High Quality Design and Place Making.*
- *Policy T4: New Development and Transport Safety.*
- *Policy GS2: Green Ways and Public Rights of Way.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy BIO1: Biodiversity and Geodiversity.*

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and geodiversity (Adopted March 2024).*
- *Heritage Impact Assessment (Adopted May 2019).*

- *Mortar mixes for historic buildings (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2026) sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the NPPF. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections and NPPF policies are relevant in this case:

Section 3: Decision-making policies

- *DM3: Determining development proposals.*
- *DM6: Use of planning conditions and obligations.*
- *DM7: Relationship with other regulatory regimes.*

Section 4: Achieving Sustainable development

- *S3: Presumption in favour of sustainable development.*
- *S4: Principle of development within settlements.*

Section 14: Achieving well-designed places

- *DP3: Key principles for well-designed places.*

Section 15: Promoting sustainable transport

- *TR3: Locating development in sustainable locations.*
- *TR4: Street design, access and parking.*
- *TR6: Assessing transport impacts.*
- *TR8: Public rights of way.*

Section 17: Pollution, public protection and security

- *P3: Living conditions and pollution.*

Section 20: Conserving and enhancing the historic environment

- *HE4: Securing the conservation of heritage assets.*
- *HE5: Assessing effects on heritage assets.*
- *HE6: Proposals affecting designated heritage assets.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) and paragraph 5a of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 01st June 2026.

A press notice was issued which expired 01st June 2026.

No representations were received.

Consultations

Asset Management BMBC	<i>No comment(s) received.</i>
Local Ward Councillors	<i>No comment(s) received.</i>
Conservation Officer	<i>No objection(s) subject to condition(s).</i>
Highways Development Control	<i>No objection(s).</i>
Historic England	<i>No objection(s).</i>
Public Rights of Way	<i>No objection(s).</i>
South Yorkshire Archaeology Service	<i>No comment(s) received.</i>

NPPF Policy DM3(1)(d) establishes that decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal.

In this instance, it is not considered that there is insufficient information to make a decision and it is not anticipated that there would be public safety risks from proceeding without advice from the South Yorkshire Archaeology Service.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

NPPF Policy S3(1): Presumption in favour of sustainable development establishes that decisions on development proposals should apply a presumption in favour of sustainable development. This means that NPPF Policy S4 should be applied when considering development proposals within settlements; and in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

In this instance, the development site is located within the Urban Barnsley settlement, and therefore, NPPF Policy S4 is applicable.

NPPF Policy S4(1): Principle of development within settlements establishes: Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (NPPF).

Local Plan Policy HE1: The Historic Environment establishes that the Local Planning Authority (LPA) will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Considering the above, this proposal for the erection of hoardings and the dismantling and rebuilding of a section of the western wall of the priory is considered acceptable in principle subject to an assessment of the following matters.

Impact on Design, Heritage and Visual Amenity

NPPF Policy DP3(1): Key principles for well-designed places establishes that development proposals should respond to their context so that they integrate with and enhance their surroundings. This should not preclude innovation or change where appropriate.

NPPF Policy DP3(3) establishes that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Local Plan Policy D1: High Quality Design and Placemaking, establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

NPPF Policy HE4: Securing the conservation of heritage assets establishes that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance.

To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should: maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and avoid or minimise harm to the significance of heritage assets, and instead conserve this significance.

NPPF Policy HE6: Proposals affecting designated heritage assets establishes that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Development proposals which would have a positive effect on a designated heritage asset should be supported.

Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

Within this context, development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Local Plan Policy HE1: The Historic Environment establishes that the Local Planning Authority (LPA) will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Local Plan Policy HE3: Developments affecting Historic Buildings establishes that proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to: respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building; and capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

The application site is located within the scheduled ancient monument of 'Monk Bretton Priory Cluniac and Benedictine monastery: monastic precinct and two fishponds' (NHLE no. 1010057). The priory ruins are also a grade I-listed building ('Monk Bretton Priory Remains', NHLE no. 1151178). Also within the northern portion of the scheduled area is a grade I-listed administration building (NHLE no. 1151179) and grade I-listed gatehouse (NHLE no. 1315023). This application seeks planning permission for the erection of hoardings and the dismantling and rebuilding of a section of the western wall of the priory.

Historic England and the Council's Senior Conservation Officer were consulted on this application.

Historic England stated that Monk Bretton Priory is of high archaeological and historic significance as the remains of a major medieval monastic house founded around 1154 as the Priory of St Mary

Magdalen for monks of the Order of Cluny, later becoming Benedictine in 1281. Its foundation, continental links with La Charité-sur-Loire, and later institutional history illustrate the development of monastic life in medieval Yorkshire and the wider European connections of English religious houses. The site also has strong evidential value for understanding the organisation, economy and daily life of a medieval priory before its post Dissolution reuse.

The surviving remains preserve the plan of a substantial monastic complex, including the church, cloister, west and east ranges, refectory, kitchens, reredorter, guest house, infirmary and gatehouse. Although much of the site survives as low masonry defining the plan, key structures such as the west range and gatehouse stand to a greater height, while architectural details including late 13th century refectory windows and a fireplace in the former prior's lodging demonstrate the quality and status of the buildings. These remains provide important evidence for the architectural development of the priory from the 12th to 15th centuries, including later rebuilding and adaptation. The site is also significant for the survival of functional infrastructure, particularly the well preserved drainage system associated with the reredorter, which was flushed by water controlled through a penstock and supplied from the priory mill. This adds considerable archaeological interest because it illustrates the practical engineering, water management and sanitation arrangements of the monastic community

Together, the standing remains, buried archaeology and associated water management features make Monk Bretton Priory an important and legible example of a medieval religious house, with strong potential to inform understanding of monastic planning, technology and post-medieval change.

In respect of the potential impact of this proposal, Historic England stated that this proposal could result in a small amount of harm to the significance of the monument. However, in their opinion the anticipated heritage benefits that would result from long term stabilisation and interpretation of the remains could be considered to outweigh these impacts. It was added that Historic England undertook extension pre-application consultation with English Heritage Trust who sought to minimise harm at every opportunity. Any concerns raised have subsequently been addressed and Historic England are supportive of the current presented scheme. As such, no objections were received. It should be noted that this proposal will require separate Scheduled Monument Consent. It is added that Historic England have been consulted by English Heritage Trust on this process.

Scheduled Monument Consent is a separate process determined by Historic England. As such, Listed Building Consent for the grade I works is not required in this instance.

The Council's Senior Conservation Officer stated that this application follows pre-application discussions between themselves, Historic England, English Heritage Trust and Crooks Architecture. The works propose the erection of temporary hoardings and the dismantling and rebuilding of a section of the western gatehouse wall which currently presents a risk to the public given that a public footpath runs through the gatehouse.

The hoardings would be freestanding and have been designed to cause no physical interventions or harm to the fabric.

This submission includes a detailed heritage statement (impact assessment) which adequately summarises the significance of the site, the works proposed, the impact of the works, and the justification for them.

Information of note contained within the submitted heritage statement includes:

'Monk Bretton Priory was purchased by the Metropolitan Borough of Barnsley and subsequently placed into state guardianship in June 1932. The Priory is still under the ownership of the Borough and is managed by the English Heritage Trust.'

'The hoardings will enclose the western wall of the West Gatehouse and facilitate a more effective diversion away from the dangerous wall. Removing the risk of harm to the public in the immediate term, the hoardings will also be used as a compound within which dismantling and rebuilding works will take place. Following the dismantling of the upper portion of the western wall, brick and stone removed from the wall will be stored inside the compound until the rebuilding can take place.'

'Following the installation of the hoarding compound and panels, it is proposed to dismantle the upper portion of the western wall within the West Gatehouse. The wall will be dismantled based on the historical phasing of construction evident within the West Gatehouse. On the western elevation of the wall, the stonework will be dismantled down to the course above the chamfered stone. On the eastern elevation, the brickwork and render will be dismantled to the position of the surviving timber lintel. The timber lintel will be removed and, if possible, dendrochronological work will be undertaken to further understand the age of this part of the wall and priory.'

Following the dismantling described above, a sacrificial mortar cap in lime would be applied to the exposed stonework on the western and eastern wall tops. Two brick piers utilising re-claimed brick would be erected to stabilise and buttress the existing stone (buttresses) which would provide adequate restraint whilst the upper gatehouse wall remains dismantled. The proposed works are shown on the amended plan BMBP P/02 Rev. C.

Due to budgetary constraints the proposed works are intended to be phased over three financial years.

The initial planning and dismantling works would take place during 2025/2026 and would involve the erection of hoardings and the brick piers.

This would be followed by the implementation phase during 2026-2028 which would include the rebuilding of the western wall. This phase would also include an interpretation panel on the eastern (internal) elevation that would recreate the impression of the timber studding that is currently preserved in the cement render.

The intention of English Heritage Trust is to coordinate the dismantling and brick pier works and the rebuilding of the wall the Council's Senior Conservation Officer to agree full details of the rebuilding and specifications.

The phased works could be secured and controlled by appropriate conditions to be agreed with the Applicant.

In respect of the potential impact on the significance and its justification, the Council's Senior Conservation Officer stated that the proposed works would be undertaken to an area of wall that has been re-worked many times between the C19 and C20. Within the wall are fragments of historic timber, but the eastern (internal elevation) of this wall is rendered. This does however retain an impression in the cement render of the original framing which preserves some evidential value. The features have also been recorded in detail, and the removal of the more modern fabric does not in their view introduce harm. It is acknowledged that there would be a noticeable change, but it is agreed that the installation of the new interpretation would enhance visitor understanding and better reveal the significance of the building. Once complete, the hoarding would be removed and the risk of collapse that could cause greater harm to the building and the public from falling masonry would be avoided. As such, the Council's Senior Conservation Officer raised no objections to this proposal subject to conditions.

Considering the above, the LPA has no reason to disagree with the professional opinions of Historic England and Senior Conservation colleagues in this instance. This proposal would secure and conserve an important and significant heritage asset within the Borough in a manner appropriate to its significance. This proposal would secure the heritage asset for the long-term and

allow it to continue to make a positive contribution to local character and distinctiveness of the local area. This proposal seeks to minimise potential harm whilst weighing this against the need for interventions in the interests of public safety.

Significant substantial weight is given to the asset's conservation owing to the asset's significance and in accordance with NPPF Policy HE6. Whilst it is acknowledged that there is the potential for some modest harm to the significance of the asset, this is weighed against the justification for this proposal and the anticipated public benefits in respect of public safety and securing an important and significant asset for the long-term. Such benefits are given substantial weight in this instance and are considered to outweigh any potential harm.

Considering the above, there is no evidence to indicate that this proposal would result in unacceptable levels of impact in respect of visual amenity that would warrant refusal of planning permission. Substantial weight should therefore be given to compliance with relevant development plan policies when assessing the design quality of proposals in accordance with NPPF Policy DP3.

Considering the above, on balance, this is considered to weigh substantially in favour of this proposal and its approval.

This proposal is therefore considered to conserve or enhance the character and appearance of a grade I-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with NPPF Policies HE4: Securing the conservation of heritage assets; HE5: Assessing effects on heritage assets; HE6: Proposals affecting designated heritage assets; and DP3: Key principles for well-designed places; and Local Plan Policies HE1: The Historic Environment; HE2: Heritage Statements and general application procedures; HE3: Developments affecting Historic Buildings; and D1: High Quality Design and Placemaking and is considered acceptable regarding its potential impact on design, heritage and visual amenity.

Impact on Highways and Public Rights of Way

NPPF Policy TR3: Locating development in sustainable locations supports development that is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.

NPPF Policy TR4: Street design, access and parking establishes that to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should: give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services. Proposals should also provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan.

NPPF Policy TR6(4): Assessing transport impacts establishes that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

NPPF Policy TR8: Public rights of way establishes that development proposals should protect and enhance the network of public rights of way.

Highways Development Control colleagues were consulted; and it was stated that this section of Monk Bretton Priory abuts the public highway, and the pathway that passes underneath the arches is a Public Right of Way (Footpath 174). Given that this section of the western priory wall has previously been identified as being potentially unsafe, a temporary footpath diversion has been in place since last year and fencing put in place partially across the public footpath. The proposed works would involve the erection of scaffolding and hoarding such that the full width of the public footpath would be inaccessible to the public; however, the diversion through the adjacent archways along the grass highway verge retains a suitable means of public access through the site. As such, the submitted details and specifications are considered acceptable from a highways perspective. Highways Development Control colleagues therefore raised no objections.

Public Rights of Way colleagues were consulted; and no objections were raised.

The LPA has no reason to disagree with the professional opinions of Highways Development Control and Public Rights of Way colleagues in this instance. It is not considered that this proposal would have a severe impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety to otherwise justify a refusal in accordance with NPPF Policy TR6.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policies TR3: Location development in sustainable locations and TR4: Street design, access and parking, and Local Plan Policies T3: New Development and Sustainable Travel; T4: New Development and Transport Safety; and GS2: Green Ways and Public Rights of Way and is considered acceptable regarding its potential impact on highway safety and public rights of way.

Impact on Residential Amenity, Health and Pollution Control

NPPF Policy P3(1): Living conditions and pollution establishes: Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. Within this context development proposals should accord with NPPF Policy P3(2) (a-f) where applicable.

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

It is not considered that this proposal would contribute to significant increased levels of overshadowing, overlooking and loss of privacy or reduced outlook beyond any impacts which are likely to be experienced and tolerated as a result of the western wall being built on the boundary with 22 Abbey Lane.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during demolition and/or construction works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition.

Considering the above, on balance, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P3: Living conditions and pollution and Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection and is considered acceptable regarding its impact on residential amenity, health and pollution control.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is not subject to the BNG requirement and falls within one of the listed exemptions.

Considering the above, this is considered to weigh modestly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its potential impact on biodiversity and geodiversity.

Planning Balance and Conclusion

In accordance with the provisions of NPPF Policy S3 and Local Plan Policy SD1 this proposal is considered within the context of the presumption in favour of sustainable development.

This application seeks planning permission for the erection of hoardings and the dismantling and rebuilding of a section of the western wall of the priory.

Local Plan Policy HE1: The Historic Environment establishes that the Local Planning Authority (LPA) will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. The principle of development is therefore considered acceptable.

Significant substantial weight is given to the asset's conservation owing to the asset's significance and in accordance with NPPF Policy HE6. Whilst it is acknowledged that there is the potential for some modest harm to the significance of the asset, this is weighed against the justification for this proposal and the anticipated public benefits in respect of public safety and securing an important and significant asset for the long-term. Such benefits are given substantial weight in this instance and are considered to outweigh any potential harm.

This proposal is therefore considered to conserve or enhance the character and appearance of a grade I-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable in respect of its potential impact on design, heritage and visual amenity in accordance with NPPF Policies HE4, HE5, HE6 and DP3 and Local Plan Policies HE1, HE2, HE3 and D1 and is attributed substantial weight in favour, in accordance with national decision-making policies and planning judgement.

This proposal is also considered acceptable in respect of its potential impact highway safety and public rights of way; residential amenity, health and pollution control; and biodiversity and geodiversity, in accordance with NPPF Policies TR3, TR4, TR8 and P3 and Local Plan Policies T3,

T4, GS2, GD1, POLL1 and BIO1 and is attributed significant, moderate and modest weight in favour, in accordance with planning judgement.

The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

Proposed Repairs to the West Gatehouse Schedule of Works Rev. A prepared by Crooks Architecture and received 13th August 2026.

Dismantling and Consolidation of West Gatehouse West Wall Specifications Rev. A prepared by Crooks Architecture and received 13th August 2026.

Location Plan.

West Gatehouse Site Plan.

Design and Access Statement, Heritage Statement and Heritage Impact Assessment prepared by English Heritage and dated April 2026.

BMBP P/01 Rev. C Hoarding Outline Design received 13th August 2026.

BMBP P/02 Rev. C Proposed Repairs to the West Wall received 13th August 2026.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and HE1: The Historic Environment.

3. During the dismantling stage of the Phase 1 works hereby permitted, hidden fabric may become exposed. Any such fabric shall be reported to the Architect and any fabric containing evidence of a previous or earlier construction shall be recorded as part of a photographic record. The photographic record shall be equivalent to a Historic England Level 1 record and in accordance with the standards set out in the SYAS Archaeological Building Recording Photographic Record (Standards & Guidance) with the exception of the requirement for a written scheme of investigation. The photographic record shall be carried out by a suitably qualified heritage design professional or archaeologist and upon completion of the works a copy of the record shall be submitted to the Local Planning Authority, The South Yorkshire Archaeology Service and shared with the estate archives.

Reason: In the interest of preserving and enhancing the historic environment and in accordance with Local Plan Policies HE1: The Historic Environment and HE3: Developments affecting Historic Buildings.

4. The sacrificial mortar cap to be installed above the chamfered course to the head of the wall as part of the Phase 1 works hereby permitted shall use a pure loose lime putty in accordance with the details set out by paragraph MOR.8 in the submitted Specifications document produced by Crooks Architecture (Dismantling and Consolidation of West Gatehouse West Wall Specifications Rev. A prepared by Crooks Architecture and received 13th August 2026).

Reason: In the interest of preserving and enhancing the historic environment and in accordance with Local Plan Policies HE1: The Historic Environment and HE3: Developments affecting Historic Buildings.

5. The re-building and pointing works hereby permitted shall be a traditional "hot mix" lime mortar in the method specified by paragraphs MOR.1 to MOR.30 with the selected mix informed by trials undertaken during phase 1 and specified by the Conservation Architect.
Reason: In the interest of preserving and enhancing the historic environment and in accordance with Local Plan Policies HE1: The Historic Environment and HE3: Developments affecting Historic Buildings.
6. The brick strengthening piers to be erected as part of the Phase 1 works hereby permitted shall be constructed of reclaimed brick and shall be erected using a pure hot lime mortar mix in accordance with the details set out by paragraphs MOR.1 to MOR.15 in the submitted Specifications document produced by Crooks Architecture. Once erected, the piers shall be pointed in a similar hot lime mix.
Reason: In the interest of preserving and enhancing the historic environment and in accordance with Local Plan Policies HE1: The Historic Environment and HE3: Developments affecting Historic Buildings.
7. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby and in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
8. There shall be no burning of any material within the development site during any demolition and/or construction phases except to allow for the preparation of hot lime mortars.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby and in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
9. Prior to the commencement of Phase 2 works, details of the re-building works to the gatehouse wall and the method of interpretation to facilitate visitor engagement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interest of preserving and enhancing the historic environment and in accordance with Local Plan Policies HE1: The Historic Environment and HE3: Developments affecting Historic Buildings.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.
3. The applicant is advised that separated Scheduled Monument Consent may be required from Historic England.
4. The references to MOR in the conditions relate to the Crooks Architecture document 'Specifications Materials and Workmanship' document submitted in support of the application.
5. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
6. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
7. Under the Building Act 1984, the Council is required to be notified of any demolition exceeding 50 cubic metres carried out within the Borough. This can be done by contacting us via email at demolition@barnsley.gov.uk or by telephone on 01226 773555.
8. No hoarding shall be erected on or within the extent of the public highway without the prior approval of the Local Highway Authority and the necessary licencing being obtained. Applications for licences can be made via: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-scaffolding-and-hoardings/>.
9. A public right of way (Barnsley Ex Co Bo 174) runs alongside the proposed site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. A temporary closure is in place at present with a slight diversion. This should remain in place until the works are complete.