

ALL HALLOWS

Church Lane, High Hoyland, Barnsley S75 4BJ

Heritage Statement and Design and Access Statement

Retrospective application for Planning Permission and Listed Building Consent:
relocation of oil-fired boiler, replacement oil storage tank and associated pipework
(works carried out in 2018)

Item	Detail
Site	All Hallows (former Church of All Hallows), Church Lane, High Hoyland, Barnsley S75 4BJ
Listing	Grade II, Historic England List Entry 1314746
Local planning authority	Barnsley Metropolitan Borough Council
Planning Portal reference	PP-15272549
Applicants	Mr and Mrs ffrech-Hodges
Agent	Paul Langton, Paul Langton Projects
Date	October 2026

1. Introduction

1.1 This combined Heritage Statement and Design and Access Statement accompanies a retrospective application for Planning Permission and Listed Building Consent at All Hallows, High Hoyland, a Grade II listed former church.

1.2 The application seeks to regularise works carried out in 2018 to the building's heating system. These comprise the relocation of the oil-fired boiler from inside the building to an external position immediately adjacent to its former location, the replacement of the external oil storage tank in its existing position, and associated pipework.

1.3 The applicants have brought this application forward voluntarily, following informal discussions with Barnsley MBC's Design and Conservation and Planning officers in September 2026 (see Section 8). The statement describes the works, assesses their effect on the significance of the listed building and its setting, and sets out how they accord with national and local policy.

1.4 The application relates only to the boiler, oil tank and associated pipework. No change of use is proposed.

2. Site and Context

2.1 All Hallows sits on the east side of Church Lane / Litherop Road, which connects Wakefield Road (A636) with the hamlet of High Hoyland. The site lies within a rural landscape of farmland and woodland and is well screened by mature trees. A public footpath runs along the northern edge of the churchyard, and the graveyard lies to the south of the building.

2.2 The site lies within the Green Belt. The application site (edged red on the location plan) comprises the church building and its immediate curtilage, an area of approximately 0.1 hectares.

2.3 The building is a former Church of England church, now deconsecrated and in private ownership. It is registered as a youth activity centre and is currently used as an activity centre with some residential use.

3. The Heritage Asset and its Significance

3.1 The Church of All Hallows was Grade II listed by Historic England in March 1968 (List Entry 1314746). The church tower dates to 1679, with the remainder of the church understood to have been built in 1904 to 1908. The graveyard to the south contains a number of separately listed Grade II raised gravestones and tomb slabs.

3.2 The significance of the building derives principally from:

- its architectural and historic interest as a small rural church with a seventeenth-century tower and early twentieth-century body;
- its traditional construction in local sandstone with a stone slate roof;

- its character-defining features, including the mullioned windows and the Morris & Co. stained-glass window;
- its communal and historic value as a place of Christian worship over many centuries; and
- its setting within the churchyard, with its listed monuments, mature trees and open rural surroundings.

3.3 The heating plant that is the subject of this application is a modern, functional service installation. It does not form part of the building's historic fabric and contributes nothing to its significance in itself. The relevant question is therefore whether its position and appearance affect the building's fabric, character or setting.

4. Background to the Works

4.1 The works were carried out by Byfield Heating Ltd (trading as Yorkshire Heating), an OFTEC registered installer (registration C.1113). They took place in stages during 2018:

- **March 2018:** the original internal oil-fired boiler was removed and a new external condensing boiler installed, with work starting in the week commencing 12 March 2018;
- **from May 2018:** the oil supply line was found to be blocked and was replaced; and
- **from June 2018:** the external oil tank was replaced as part of a wider package of heating upgrades.

4.2 Contemporaneous quotations and correspondence from the installer are provided in support of the dates above P3281 Oil Boiler (3).pdf, P3321 Heating Upgrades.pdf. High Hoyland Oil Line (1).pdf

5. Description of the Works

Element	Description
Boiler	Small external condensing oil boiler (not a combination boiler), floor-standing on a paved slab base, in a factory-finished neutral grey steel casing. It sits immediately outside the wall where the original boiler stood internally, on the south elevation.
Wall opening	The connecting pipework passes through the existing wall opening previously used for the original boiler flue. No new opening has been formed and no historic fabric has been removed.
Base	Paving slabs.
Oil tank	Bunded (twin-walled) polyethylene oil tank, 2,500 litres, green, in the same position as the tank it replaced. The new tank is slightly larger than the original single-skin tank, as required to meet current oil storage regulations and OFTEC standards.
Pipework	Oil supply line and heating flow and return pipework, routed below ground on the existing pipework run and into the building through the existing wall opening.
Screening	The boiler is screened by an adjacent wood store and rose planting.

6. Design and Access

Use

6.1 The works are ancillary to the existing use of the building and provide its heating. No change of use is proposed.

Amount

6.2 The works comprise a single small boiler unit and one replacement oil tank. No new floorspace has been created.

Layout

6.3 The boiler occupies the position immediately outside its former internal location, which allowed the existing wall opening to be reused and kept pipework runs to a minimum. The oil tank remains in its established position, and the supply pipework follows the existing below-ground route.

Scale

6.4 The boiler is of a compact, domestic scale and sits low against the base of the wall, well below eaves level. The replacement tank is only marginally larger than its predecessor, the increase arising from the bunded construction required by current regulations.

Appearance

6.5 The boiler casing is a neutral grey which, while not matching the sandstone, is muted and recessive. Its visual effect is limited by its small size, its low position and the screening provided by the adjacent wood store and rose planting. The tank is a standard green, a colour that sits comfortably within the planted and wooded churchyard.

Access

6.6 Access to the site and the building is unchanged. The works do not affect any public right of way, vehicular or pedestrian access, or parking.

Landscaping and trees

6.7 No trees or planting were removed. The existing wood store and rose planting provide screening, and the applicants would be happy to reinforce this if the Council considers it necessary (see Section 8).

7. Assessment of Impact

Impact on historic fabric

7.1 The works have had no material impact on historic fabric. The boiler connection reuses the existing wall opening made for the original flue, so no new opening was cut. Removing the old boiler from the interior took out a modern service installation rather than any historic feature. The external installations are free-standing on their bases and are fully reversible.

Impact on character and setting

7.2 The boiler and tank are small-scale, low-level items of service plant of the kind commonly found alongside historic buildings in active use. The tank occupies the same position as before, so the established arrangement is unchanged. The boiler is a new external element, but it is compact, positioned at the base of the wall and screened. Neither installation obstructs or competes with views of the tower, the principal elevations, the mullioned windows or the stained glass, and neither affects the listed monuments in the graveyard.

Benefits

7.3 The works bring clear benefits that support the long-term conservation of the building:

- removing an oil-fired boiler and its flue from inside the historic building reduces fire and fume risk within the interior;
- the bunded tank substantially reduces the risk of an oil leak contaminating the churchyard and surrounding land, compared with the single-skin tank it replaced;
- a modern condensing boiler is more efficient, reducing fuel use and emissions; and
- reliable, compliant heating helps keep the building warm, dry and in active use, which is the best safeguard for its fabric.

Level of harm

7.4 Taking the above into account, the works preserve the special architectural and historic interest of the listed building and its setting. If any harm were identified, it would be less than substantial and at the very lowest end of that scale, and would be clearly outweighed by the benefits set out above.

8. Planning Policy

8.1 Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16(2) and 66(1) require special regard to be had to the desirability of preserving the listed building, its setting and any features of special interest. For the reasons in Section 7, the works preserve these.

8.2 National Planning Policy Framework (Chapter 16: Conserving and enhancing the historic environment). The NPPF requires the significance of heritage assets to be described proportionately and great weight to be given to their conservation, with any less than substantial harm weighed against public benefits, including securing the asset's optimum viable use. This statement provides that assessment; the works cause no material harm and support the building's continued use.

8.3 Barnsley Local Plan (2019), Policy HE1 The Historic Environment. HE1 supports development that helps in the management and conservation of Barnsley's historic environment. Safe, efficient and compliant heating directly supports the ongoing care and occupation of this listed building.

8.4 Green Belt (NPPF Chapter 13 and Barnsley Local Plan Policy GB2). Policy GB2 allows alterations to existing buildings in the Green Belt where they do not harm appearance

or character and preserve openness. The works are minor service installations within the established curtilage of an existing building. The tank replaced an existing tank in the same position, and the boiler is small, low and screened. There is no material effect on the openness of the Green Belt or on the purposes of including land within it.

8.5 Biodiversity net gain. The application is retrospective and is therefore exempt from the general biodiversity gain condition. In any event, the site area is below 0.2 hectares, contains no priority habitat, and no vegetation was lost.

9. Pre-application Advice and Mitigation

9.1 The applicants, through their agent, have engaged openly with Barnsley MBC. In September 2026 the works were discussed with Tony Wiles (Design and Conservation) and at a meeting with Georgina Brayford (Planning) on 24 September 2026. Officers confirmed that retrospective Listed Building Consent and Planning Permission were required, and the informal view was that the works are likely to be acceptable, potentially subject to a condition regarding the screening of the boiler and/or tank.

9.2 The applicants would be happy to accept a reasonable condition requiring the screening to be retained and, if the Council considers it necessary, enhanced (for example with additional planting or a simple timber enclosure in a recessive finish).

10. Conclusion

10.1 The relocation of the boiler and the replacement of the oil tank are small-scale, reversible service works that reused an existing wall opening, removed no historic fabric and left the established layout essentially unchanged. They are screened, do not affect the features that give All Hallows its significance, and do not affect the openness of the Green Belt.

10.2 The works bring genuine benefits for the safety, efficiency and environmental protection of the building and its churchyard and support its continued use and care. They preserve the special interest of the listed building and its setting and accord with the Act, the NPPF and the Barnsley Local Plan. It is respectfully requested that retrospective Planning Permission and Listed Building Consent be granted.

Appendix: Supporting Documents

Document	Reference
Location Plan (1:1250)	Planning Portal PP-15272549
Site Plan showing boiler and tank positions (1:500)	AH-PLP-001_RevA_Site_Plan.pdf
Combined Design and Access / Heritage Statement	All_Hallows_Heritage_and_DAS_1.pdf
Photographs, including pre-replacement tank photograph	Aerial.png, Prior to New Tank.png, New Boiler.jpeg, New Oil Tank.jpeg
Installer quotations and correspondence, 2018	P3281 Oil Boiler (3).pdf, P3321 Heating Upgrades.pdf. High Hoyland Oil Line (1).pdf