



Planning Statement

Darley Cliffe Hall

Development Description

Darley Cliffe Hall is a Grade II* listed building, currently a residential property, which is to be let as holiday accommodation. This statement supports a change of use application for the entire property from C3(a) dwelling house, to C1 Guest House (Holiday Let).

Site and Surroundings

The application site is located within the Northern residential area of Worsbrough, south of Barnsley. The 3.26 acre site is situated at the junction of Kingwell Road and Old Sheffield Road, its boundary spanning along a large portion of Kingwell Road. The property consists of a large area of woodland, walled gardens and a Grade II* listed main house. The property is accessible by two roads; one North from Old Sheffield Road which is also used by neighbouring properties and one South from Kingwell Road. The Southern access road is privately owned by the applicant and is proposed as the main access to the property.

Proposed usage - Holiday Let

The proposal is to let the property as holiday accommodation. Details of how the holiday let will operate are given below.

Guests and Vehicles

The maximum number of guests at any one time will be 18 and no pets will be allowed. The property will be let to one group of people at a time. There is sufficient space for 9 cars to be parked at the front of the property. See drawing 0075-A-G100-PLN-001 Site Plan submitted with this application.

Lengths of stay

Each booking for the property will be a minimum of 2 nights. Guests may stay up to 2 weeks, though this could increase during holiday periods.

Maintenance, Security and Management

The property will be managed and maintained throughout the year by the owner of the property, who is experienced in operating holiday lets. Details of other properties currently let by the owner can be found below.

The owner will organise grounds maintenance throughout the year to maintain the upkeep of the property. Cleaning services will be arranged between each stay. There will be 'hotel-grade' security systems and fire alarms installed for guest safety.

Activity and Use

The house will not be let to individuals per room as a hotel, instead the whole property will be let to one group of people. A group of people who know each other can let the property and will be collectively responsible in terms of safety, behaviour and use of the house. The house will be used to sleep, prepare meals, socialise and make use of the grounds (garden activities, outdoor dining etc.)

Access and Traffic Movement

It is anticipated that traffic movement will not differ significantly from typical residential use. Though there could be more vehicles parking on the property, guests will not be coming and going at normal commuter times.

Maintenance vehicles will need access to the property, potentially on a weekly basis, though this could be comparable to delivery vehicles during residential use.

The Northern access from Old Sheffield Road is privately used by neighbouring residents. In order to facilitate the use of the house as a holiday let and limit disturbance to neighbours, the Southern private access from Kingwell Road will be used by guests and maintenance vehicles. Electronic security gates will be installed at this access towards the bottom of the road. See drawing 0075-A-G100-PLN-001 Site Plan. The security gates at this entrance will also restrict fly tipping which has become an issue along this private access road.

Transport Note

The submitted plans illustrate how the property will be accessed. There is sufficient space on the property's existing driveway to accommodate the anticipated maximum number of vehicles while used as a holiday let. It is not anticipated that the proposed change of use would impact local car parking capacity.

Precedent Properties

The applicant already owns several properties which are successfully let as holiday accommodation through their company, A&M Corporate Letting. Darley Cliffe Hall will be let on the same basis as the properties below and will be marketed by Luxury Holiday company, [Kate & Toms](#).



Precedent images of Ridge Hall and Queen Ann's Close holiday lets in the Peak District by A&M Corporate Lettings.



Precedent images of Derwent Manor and Birdsgrove House holiday lets in the Peak District marketed by Kate & Toms.

Location and Demand

The generous size of the property and its close proximity to the Peak District makes Darley Cliffe Hall an attractive location as a group holiday let. The size and setting of the house and grounds can accommodate activity with minimal disturbance to neighbours, particularly with the benefit of a private access. Letting the property to guests throughout the year will also bring commerce to local business, shops and restaurants.

Maintenance

The owner will provide ongoing maintenance of the house and grounds throughout the year, ensuring the property is maintained to a high standard with respect to its Grade II* listed status. By opening Darley Cliffe Hall as a holiday let, the vitality of this historic property will be prolonged as income from letting will help fund its upkeep.

Local Planning and Economy

The BMBC Local Plan recognises the challenge of “*managing and conserving the historic environment and its assets*” and that part of the solution lays with BMBC to “*positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley’s historic environment*” (p. 155-156, Barnsley Local Plan, 2019).

The applicant has experience in renovating and maintaining historic buildings and appreciates the importance of sustaining local heritage. The applicant’s investment into Darley Cliffe Hall and its proposed use as a holiday let gives longevity to the Grade II* listed property, and preserves it as one of Barnsley’s historic assets which contributes to the distinct local character.

The existing property consists of 8 generously sized bedrooms and extensive private grounds which makes operating it as a holiday let viable.

“Barnsley has been harder hit by the pandemic than other parts of England and will need to work harder to recover economically and socially from its impacts... a key challenge will be to address the ground lost over the last 12 months with an emphasis on building back our visitor numbers.”

(p. 2 & 17, Barnsley Economic Renewal Action Plan, 2021)

Being let as holiday accommodation encourages job creation in local businesses which serve the hospitality industry, such as cleaning and catering services. The opportunity to stay in an attractive historic property will draw visitors to Barnsley and, in turn, help increase custom for local food, retail and cultural sites in the borough.

Waste

Waste collection will be arranged through the BMBC commercial waste collection service. The submitted plans indicate the location of bin storage.