



**Land adjacent to Number 87, Grange  
Lane, Barnsley S71 5QF**

**Heritage Impact Assessment**

**Ref: 24\_1301\_001**

**July 2024**

# Land adjacent to Number 87, Grange Lane, Barnsley S71 5QF

## Heritage Impact Assessment

Ref: 24\_1301\_001

**NGR: SE 37168 06411**

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**Note:** Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

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# Executive Summary

We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at Land adjacent to Number 87, Grange Lane, Barnsley S71 5QF.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Designated built heritage assets which may be affected comprise:

- The site is within the setting of listed buildings and a scheduled monument.

Nearby designated assets include buildings in proximity.

## Conclusions

- The site is within the setting of several listed buildings and a scheduled monument. There are no Non-Designated Heritage Assets within the immediate vicinity, nor is the site within a Conservation Area.
- Due to the relative disposition and the intervening built environment, heritage assets within the wider vicinity have been scoped out of consideration.
- The proposal is for the construction of a detached bungalow. The design compliments the surrounding residential amenity. Through considered design and use of complimentary materials, it is determined that the proposed development is proportionate, appropriate, carefully considered and fully in keeping with the surrounding area.
- It is considered that there will be no material impact on the significance of any designated heritage assets within the immediate or wider vicinity, nor will there be an impact on their settings, resulting in no harm.
- The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

## Recommendations

No further heritage reporting is required at this stage.

### **Rhiannon Baxendell BA (Hons) MA AssocIHBC**

Director of Heritage and Archaeology  
Aurora Heritage Planning Ltd

# 1 Introduction

## 1.1 Origin and scope of the report

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- 1.1.1 We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at Land adjacent to Number 87, Grange Lane, Barnsley S71 5QF within the Barnsley Metropolitan Borough Council administration (the site).
- 1.1.2 The subject site is within the setting of listed buildings and a scheduled monument.
- 1.1.3 The proposal is for the construction of a detached bungalow.
- 1.1.4 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2023) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.
- 1.1.7 Archaeology is scoped out of this report.

## 1.2 Designated Heritage Assets

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- 1.2.1 The site is within the setting of listed buildings and a scheduled monument.

## 1.3 Conservation Area

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- 1.3.1 The site is not within a Conservation Area.

## 1.4 Nearby Designated Assets

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- 1.4.1 The term "immediate vicinity" relates to the asset's distance to the site, its relative proximity, and key views to the site, therefore any heritage assets which do not meet these criteria are scoped out of consideration as there will be no impact on their setting or significance.
- 1.4.2 There are several listed buildings (LBs) and a scheduled monument within the immediate vicinity of the site (Figure 2).

## 1.5 Non-designated assets (NDA)

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- 1.5.1 There are no NDAs within the immediate vicinity of the site.
- 1.5.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

## 1.6 Setting

1.6.1 There is nothing to suggest that appropriate change will be harmful, as a principle.

## 1.7 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



Figure 1: Site location. Source: Client

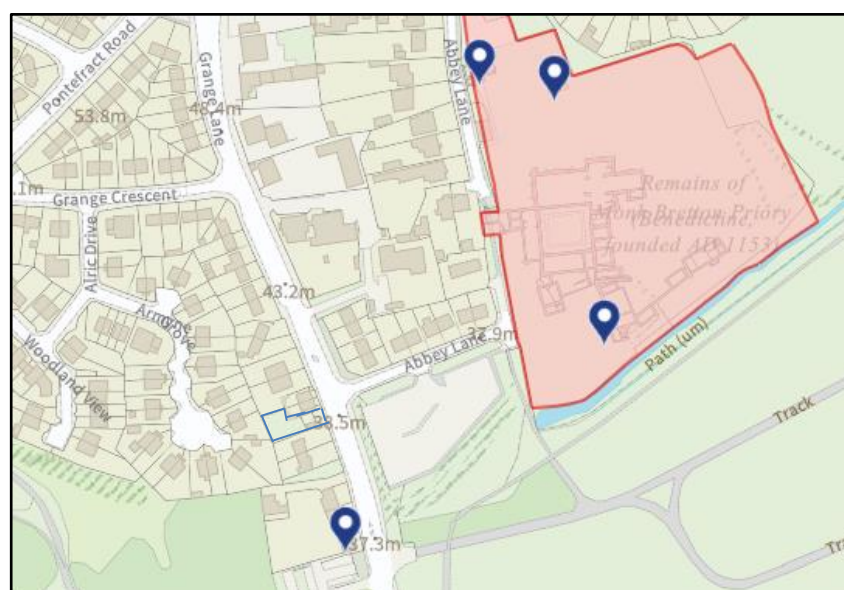


Figure 2: Nearby Designated Assets, site outlined in blue

## 2 Site and Environs

### 2.1 Site

- 2.1.1 The site is located c. 4.4km east of Barnsley town centre. It is currently vacant land situated behind a concrete garage. Grange Lane runs adjacent to the east of the site, to the north and south there are residential dwellings, and the western aspect faces residential back gardens.

### 2.2 Designated Heritage Assets

- 2.2.1 There are several listed buildings (LBs) and a scheduled monument within the immediate vicinity of the site as described below.

Priory Mill, Grange Lane (GII: 1151153)

- 2.2.2 This heritage asset is situated c. 34m south from the site. The Historic England listing description is as follows:

*Former priory mill, now public house and restaurant. Possibly C13 origin, heavily remodelled or rebuilt in 1635 by Sir William Armyne, with C19 alterations and roof. Squared, deeply-coursed stone. Welsh slate roof to right, stone slate roof to left. Long rectangular plan the part to right breaking forward. Two storeys. The elevation to the road has, to the left part, a wide entrance with deep square lintel on imposts. Altered double-chamfered openings to the left of this include a two-light window. A continuous hoodmould follows the openings. The projecting right part has various altered double-chamfered openings with continuous hoodmould with spiral stop at right end. The upper floor is C19. The rear elevation has a round-arched opening to left and a wide square-headed opening to right, both for water courses at ground-floor level. Two two-light double-chamfered windows (one possibly reset) to first floor. Near the centre is the remains of a possible external chimney breast.*

*Interior: a symmetrical arrangement with a small chamber to each end containing a wheel pit. In the central chamber are mountings for the machinery.*

*The mill was powered by water brought by a leat from the River Dearne. A large stone drain led from the leat to the Monk Bretton Priory (q.v.) where it flushed the kitchen and reredorter and then returned to the leat.*

- 2.2.3 This heritage asset is Grade II listed, therefore of **medium significance**, as a baseline. The significance of this heritage asset is largely derived from its age, historical connections and intactness of its built fabric which contribute to its historical, aesthetic and architectural interest.

Monk Bretton Priory Cluniac and Benedictine monastery: monastic precinct and two fishponds (NHLE: 1010057)

- 2.2.4 This heritage asset is situated c. 114m east from the site. The Historic England listing description is extensive and so is summarised as follows:

*Monk Bretton Priory is situated in what is now a residential area on the outskirts of Barnsley. The monument consists of a single constraint area containing the standing remains and part of the precinct of the Cluniac priory of St.Mary Magdalene, which was later transferred to the Benedictine Order and includes two monastic fishponds. The visible remains at Monk Bretton Priory are of the church and domestic ranges arranged round a central cloister and occupying the south and west parts of the*



precinct. Northwards, these are divided from the main gatehouse and a separate administrative building by the outer court while, to the south, a second court served the prior's lodging and the guesthouse. The church, which formed the north cloister range, was built in the second half of the twelfth century and followed in its design the austerity of the Cistercian churches of the time. By the end of the twelfth century, however, the presbytery had been extended and a series of alterations were subsequently carried out including, in the mid-fourteenth century, the reconstruction of the west front and the north aisle wall of the nave. Apart from the south transept, only the lower walls of the church remain standing but several areas of paved floor survive in the nave, aisles and transept

- 2.2.5 The significance of this heritage asset is largely derived from its age and historical connections contribute to its historical interest.

MONK BRETTON PRIORY REMAINS, ABBEY LANE (GI: 1151178)

- 2.2.6 This heritage asset is situated c. 159m northeast from the site. The Historic England listing description is as follows:

*Monk Bretton Priory Remains GV I Monk Bretton Priory remains. C12- late C15. Coursed, squared rubble and ashlar. The complex consists of the church to the north with cloister to the south side of the nave. To the west of the cloister is a north-south range with a gatehouse to west of this. A north-south range to the east of the cloister and the refectory to the south with kitchens further south. To the south-east is the reredorter and guest house and to the east the separate infirmary. Most of the remains are only a few feet high and show the plan only, but the west range and gatehouse survive, in part, to two storeys. The church is mainly of later C12 date, the north and west walls rebuilt in the mid C14. The Cistercian type plan consists of a 4-bay aisled nave, north and south transepts each with 2 east chapels, and an aisless presbytery with C15 sacristy to south. The west range, mainly C14, altered in the C16, formerly the prior's lodgings with cellar below, and later a house, has, at north end 1st-floor level a good fireplace with moulded jambs with capitals, crenellated mantel and tapering stone breast. West of this is a gateway with 2 cambered-headed entrances to north and south and the remains of timber studding on its west wall. Part of the south wall of the refectory stands with 2 tall, late C13 windows, of 2 and 3 lights, both with Geometric tracery. South of the reredorter is the well-preserved drainage system with splayed stone sides. A penstock controlled water, pumped from the priory mill ¼ mile away (q.v.), to flush the system.*

*The monastery of St. Mary Magdalen was founded c1154 for the Monks of the Order of Cluny and colonised from La Charité-sur-Loire. It became Benedictine in 1281. After the Dissolution in 1583 the priory passed through various hands until acquired by Barnsley Borough who, in 1932, placed the ruins in the care of the state.*

- 2.2.7 This heritage asset is Grade I listed, therefore of **high significance**, as a baseline. The significance of this heritage asset is largely derived from its age, historical connections and intactness of its built fabric which contribute to its historical, aesthetic and architectural interest.
- 2.2.8 Due to the relative disposition of the site and intervening built forms, designated heritage assets within the wider vicinity have been scoped out of further consideration.

## 2.3 Conservation Area

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- 2.3.1 The site is not situated within a Conservation Area.

## 2.4 Archaeology

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- 2.4.1 Archaeology is scoped out of this report.

## 2.5 Non-designated assets (NDAs)

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- 2.5.1 There are no NDAs within the immediate vicinity of the site.
- 2.5.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

## 2.6 Setting

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- 2.6.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2023 Glossary).
- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.6.4 Wider views are precluded by the built environment; proximate views within and the prospect from the site will remain materially unaltered.

## 3 Significance

### 3.1 Planning History

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- 3.1.1 A review of the LPA website reveals no previous planning applications for the site; however, it is evident that modern buildings have been constructed over time within the immediate vicinity.

### 3.2 Change

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- 3.2.1 Taking the area as a whole, there has been a pattern of change. Organic and incremental changes are likely to continue and also indicates that appropriate change is acceptable.

### 3.3 Statement of Significance

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- 3.3.1 The site is within the settings of listed buildings and a scheduled monument. The significance of these assets has been outlined in Section 4.

## 4 Impact of Development

### 4.1 Site in general

- 4.1.1 The proposal is for the construction of a detached bungalow. The design compliments the surrounding residential amenity through use of similar materials (see Plate 1).
- 4.1.1 Through use of considered design and complimentary materials, it is determined that the proposed development is proportionate, appropriate, carefully considered and fully in keeping with the surrounding area.
- 4.1.2 The figures below have been selected to provide an overview of the works to ascertain if there will be any heritage impact. Please refer to the supporting documents for comprehensive details.

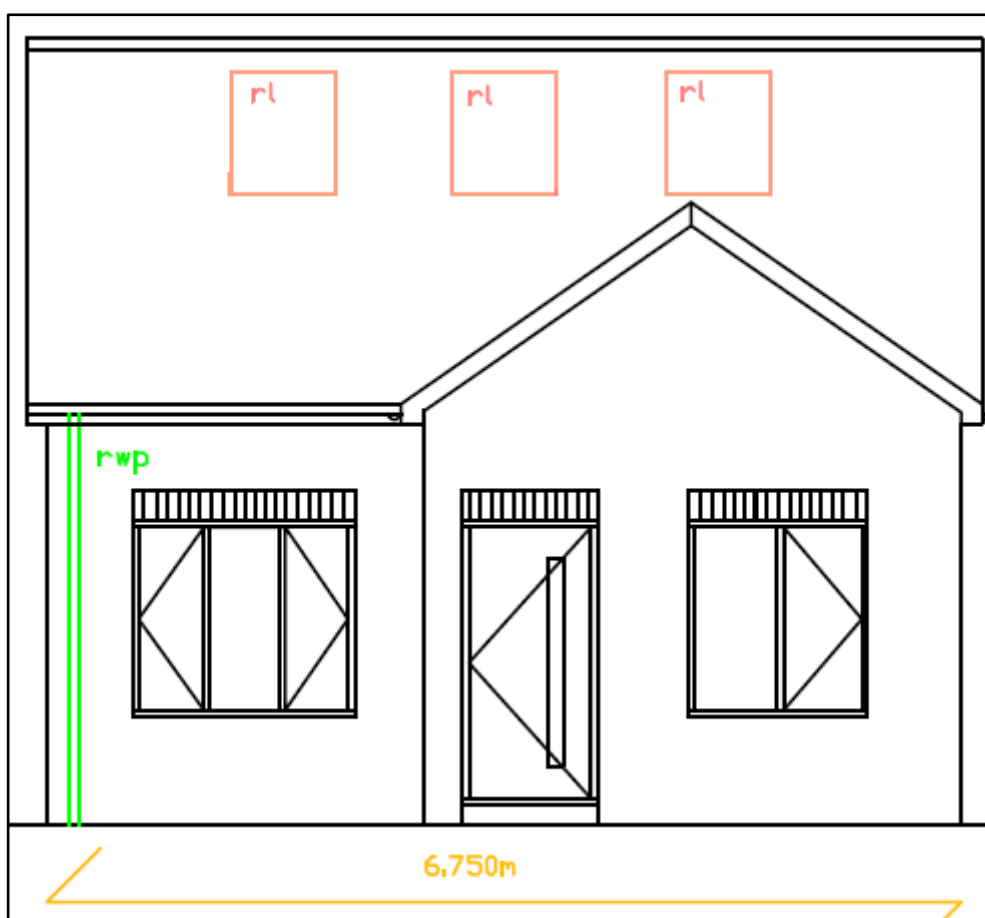


Figure 3: Proposed Front Elevation. Source: Client.

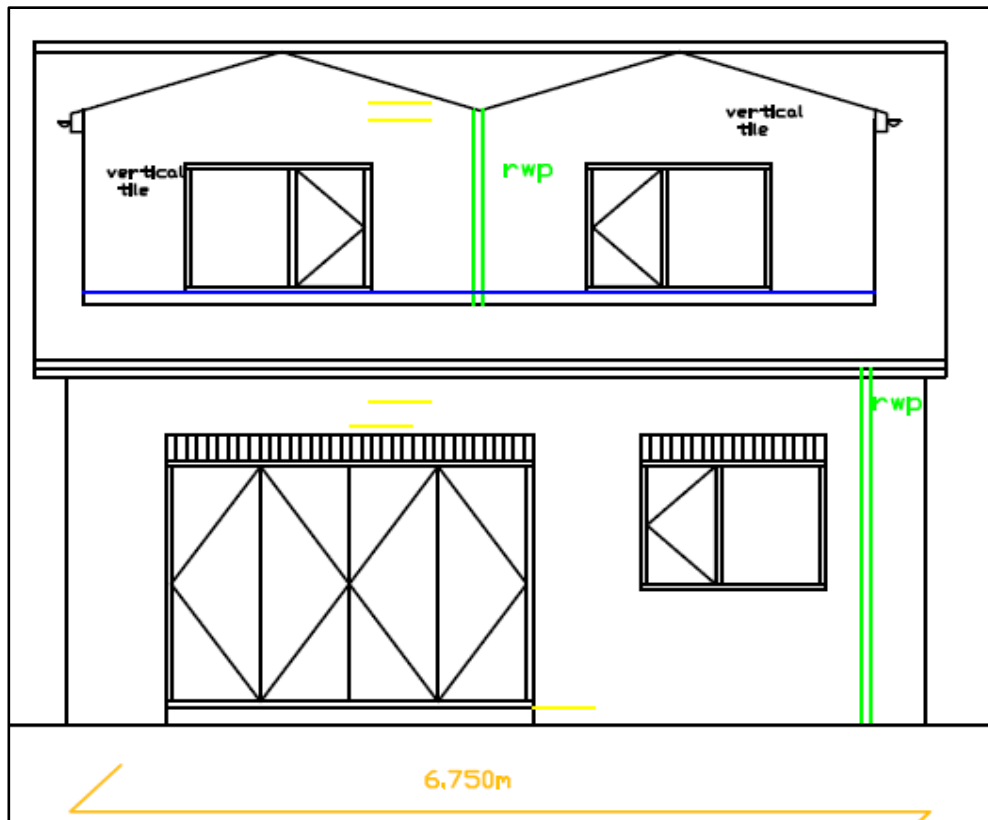


Figure 4: Proposed Rear Elevation. Source: Client.

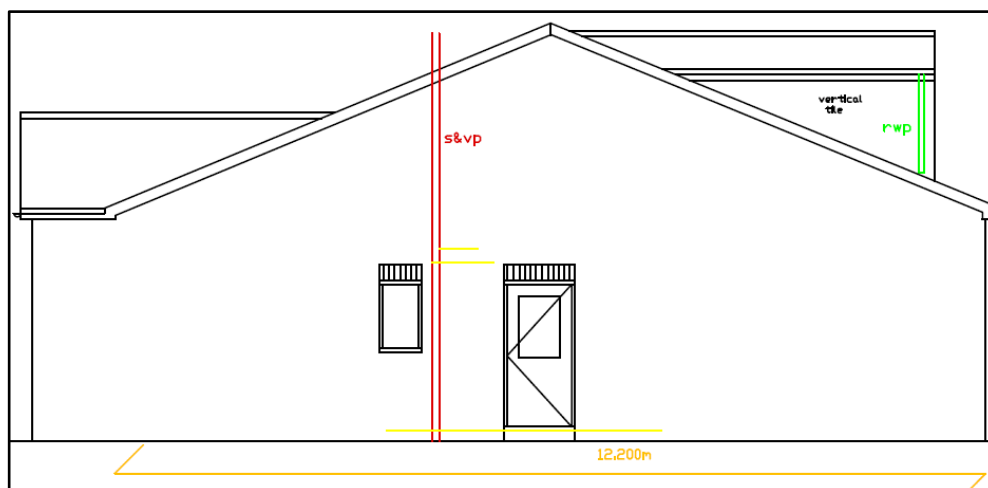


Figure 5: Proposed Side Elevation A. Source: Client.

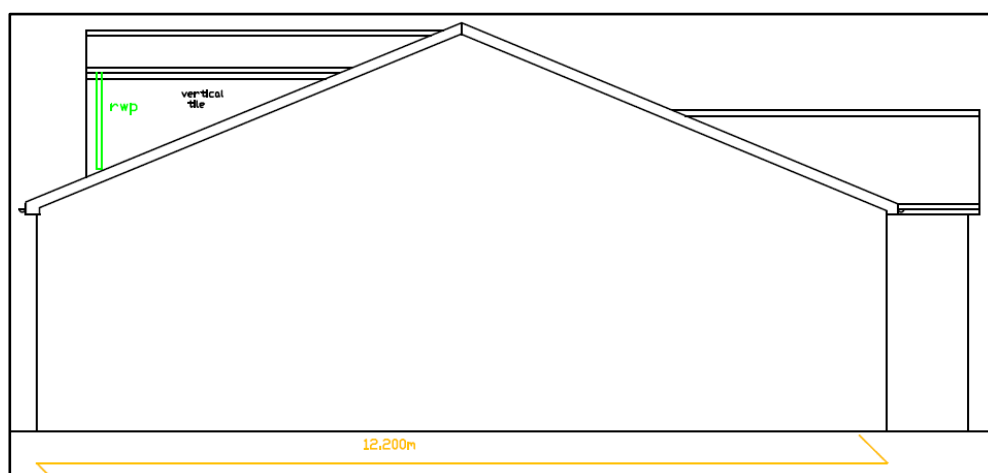


Figure 6: Proposed Side Elevation B. Source: Client.

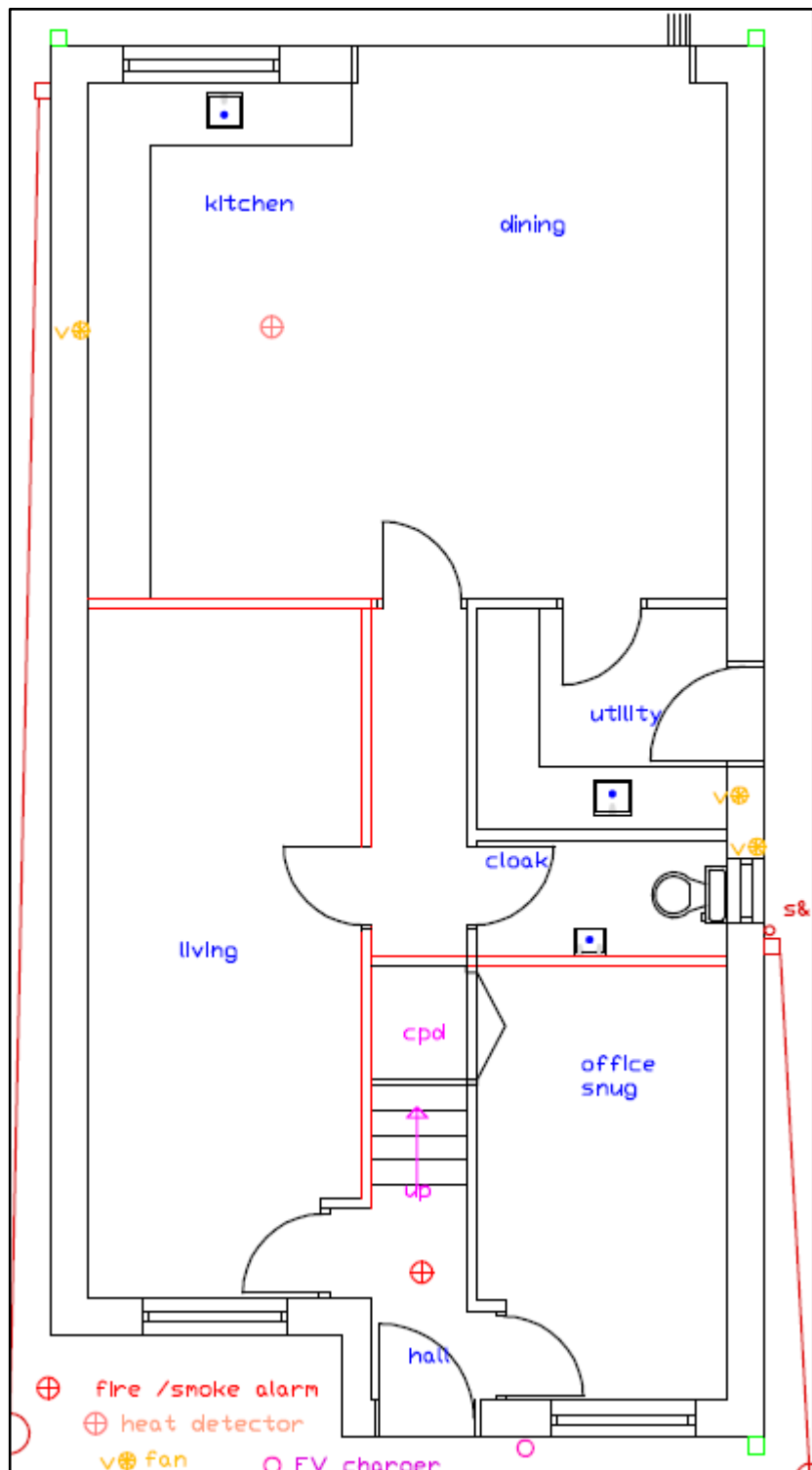


Figure 7: Proposed GF. Source: Client.

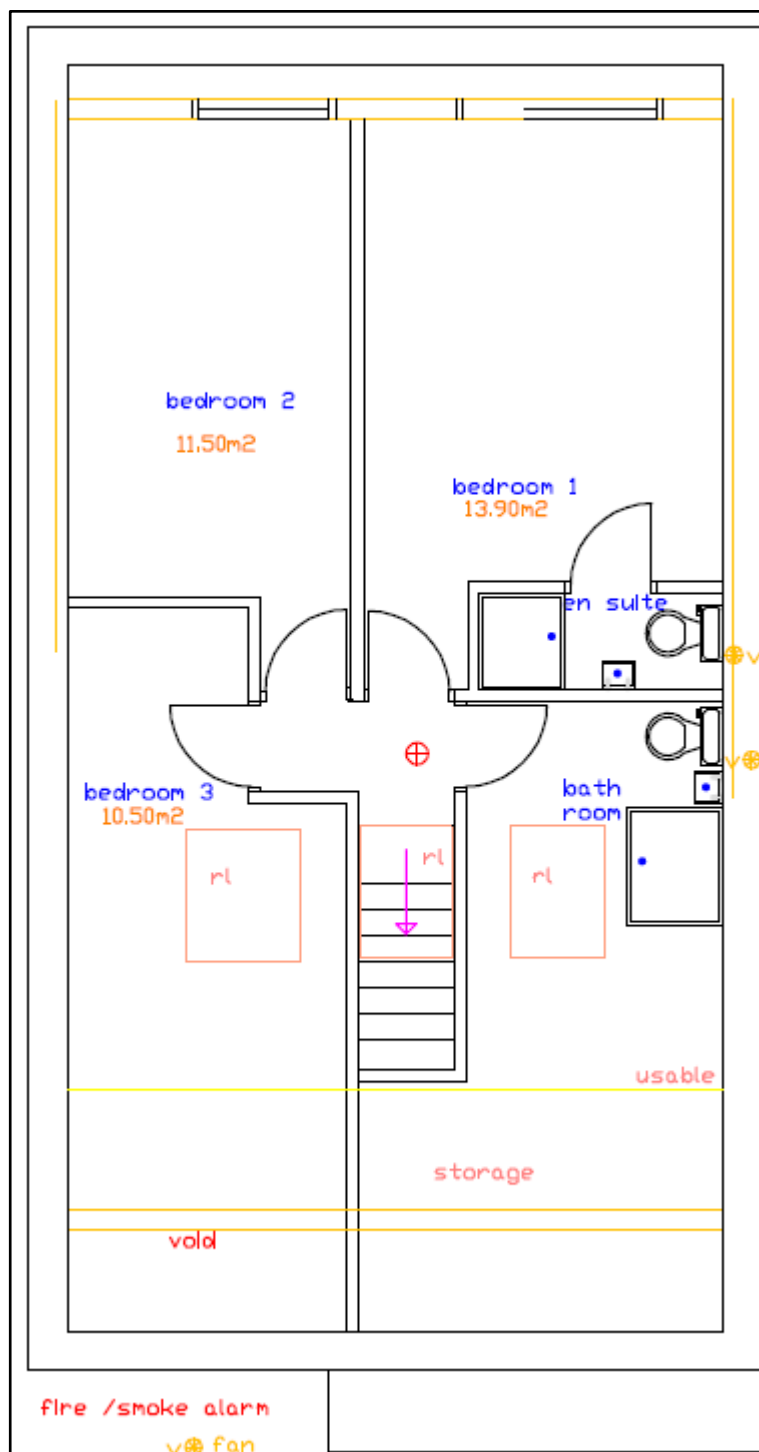


Figure 8: Proposed FF. Source: Client.

## 4.2 Designated Assets

- 4.2.1 Through use of considered design and complimentary materials, it is determined that the proposed development is proportionate, appropriate, carefully considered and fully in keeping with the surrounding area.
- 4.2.2 It is considered that there will be no material impact on the significance of any designated heritage assets within the immediate or wider vicinity, nor will there be an impact on their settings, resulting in **no harm**.

## 4.3 Conservation Area

- 4.3.1 The site is not within a Conservation Area.

## 4.4 Non-designated Assets (NDAs)

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- 4.4.1 There are no NDAs within the immediate vicinity of the site.
- 4.4.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

## 4.5 Setting

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- 4.5.1 The scheme will not impact at all on setting.

## 4.6 Commentary

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- 4.6.1 There has been change over time, however the significance of the heritage assets within the immediate and wider vicinity remains unharmed. The development in the area, subject to this application, does not take on-going change beyond the tipping point.
- 4.6.2 There has been change over time within the vicinity. Change is part of the character of most long-standing heritage assets, as is the case here.

## 4.7 Harm

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- 4.7.1 The NPPF, at paras 205-214 refers to harm to the significance of designated and non-designated heritage assets.
- 4.7.2 It is considered that the proposal will cause no harm to the significance of any asset; there will be change, but overall that change will preserve the significance of the affected assets. As there is no harm there is no duty to prove public benefit, etc.
- 4.7.3 Overall, the proposal will represent an enhancement through investment in the future of the asset.

## 4.8 The Duty to Preserve or Enhance

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- 4.8.1 The site is not situated within a CA, therefore there is no duty to preserve or enhance.



## 5 Photos

### 5.1 Photos

- 5.1.1 This section contains photographs to provide context, they are not extensive. Please refer to the supporting documents for additional photos.



Plate 1: Recently developed Dorma-semis in the area which show the material and design type. Credit: Client.



Plate 2: Area of proposed development © GoogleStreetView



Plate 3: Streetview, facing north © GoogleStreetView



Plate 4: Streetview, facing south © GoogleStreetView



## 6 Conclusions and Recommendations

### 6.1 Conclusions

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- 6.1.1 The site is within the setting of several listed buildings and a scheduled monument. There are no Non-Designated Heritage Assets within the immediate vicinity, nor is the site within a Conservation Area.
- 6.1.2 Due to the relative disposition and the intervening built environment, heritage assets within the wider vicinity have been scoped out of consideration.
- 6.1.3 The proposal is for the construction of a detached bungalow. The design compliments the surrounding residential amenity. Through considered design and use of complimentary materials, it is determined that the proposed development is proportionate, appropriate, carefully considered and fully in keeping with the surrounding area.
- 6.1.4 It is considered that there will be no material impact on the significance of any designated heritage assets within the immediate or wider vicinity, nor will there be an impact on their settings, resulting in **no harm**.
- 6.1.5 The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- 6.1.6 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

### 6.2 Recommendations

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- 6.2.1 No further heritage reporting is required at this stage.

**Rhiannon Baxendell BA (Hons) MA AssocIHBC**

Director of Heritage and Archaeology  
Aurora Heritage Planning Ltd

## 7 Planning and Heritage Framework

### 7.1 Statutory protection

#### *Listed Buildings and Conservation Areas*

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

### 7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2023.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 195 – 214 inclusive refer:
195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- (Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance).*
196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness; and
  - opportunities to draw on the contribution made by the historic environment to the character of a place.
197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
  - a. assess the significance of heritage assets and the contribution they make to their environment; and
  - b. predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
203. In determining applications, local planning authorities should take account of:
  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
205. When considering the impact of a proposed development on the significance of a designated heritage asset, great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance.
206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b. 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.

*(Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)*

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

*(Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository).*

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to

the significance of the Conservation Area or World Heritage Site as a whole.

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## 7.3 Local Policy

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### Barnsley Local Plan

- 7.3.1 The Barnsley Local Plan was adopted in January 2019 and “sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council’s vision of what sort of place Barnsley wants to become”. The following policies regarding the historic environment are applicable to this report.

### Policy HE1 The Historic Environment

- 7.3.2 This policy outlines steps that the council will take to manage change to the historic environment. It states, in part:

*We 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.*

*This will be achieved by:*

- a. 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.*
- b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.*
- c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.*
- d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an*

understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

- e. *By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.*
- f. *By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.*

#### Policy HE2 Heritage Statements and general application procedures

##### 7.3.3 This policy states:

*Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal. For sites with significant archaeological potential, a desk-based assessment may be required in line with the provisions of Policy HE6. Applications made in outline form will not be accepted for proposals which will affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.*

#### Policy HE3 Developments affecting Historic Buildings

##### 7.3.4 This policy states:

*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.*
- *Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

#### Policy HE4 Developments affecting Historic Areas or Landscapes

##### 7.3.5 This policy states:

*Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:*

- *Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.*
- *Respect important views either within the area or views that contribute to the*



*setting of the area.*

- *Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.*

7.3.6 It is determined that the proposed development is in line with these policies.

## 8 Methodology

- 8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
  - **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
  - **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
  - **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

<b>VERY HIGH</b>	<ul style="list-style-type: none"> <li>· World Heritage Sites</li> <li>· Other buildings of recognised international importance</li> </ul>
<b>HIGH</b>	<ul style="list-style-type: none"> <li>· Scheduled Ancient Monuments with standing remains</li> <li>· All Grade I and all Grade II* Listed Buildings</li> <li>· Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade</li> <li>· Conservation Areas containing very important buildings</li> <li>· Undesignated structures of clear national importance</li> </ul>
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>· Some Grade II Listed Buildings</li> <li>· Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</li> <li>· Conservation Areas containing buildings that contribute significantly to its historic character</li> <li>· Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)</li> </ul>
<b>LOW</b>	<ul style="list-style-type: none"> <li>· Locally listed buildings</li> <li>· Historic (unlisted) buildings of modest quality in their fabric or historical association</li> <li>· Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)</li> </ul>
<b>NEGLECTIBLE</b>	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLECTIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
<b>UNKNOWN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
<b>No Change</b>	Neutral	Neutral	Neutral	Neutral	Neutral
<b>Negligible</b>	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
<b>Low</b>	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
<b>Medium</b>	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
<b>High</b>	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from *Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)*