



PLANNING CONSULTATION RESPONSE

Application No	2025/0992
Proposal	2025 0992 Erection of SS Side extension to Facilitate Hydro Pool & Internal Alterations Woodlands Lodge 106 Hawshaw Lane Hoyland (Amended Plans & Description)
Address	Woodlands Lodge 106 Hawshaw Lane Hoyland
Date of Consultation Reply	060226 and 170626 (Amended Plans and Description)
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

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

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application seeks permission for a single storey side extension to accommodate a hydro pool at the nursing home at Woodlands Lodge, Hawshaw Lane. The building is within 15m (south of) at its nearest point to the grade II St Peters Church ([1315062](#)) also on Hawshaw Lane. As such the nursing home and alterations to it could impact on the setting of the listed church. In terms of the historic significance of this setting, the churchyard appears to delineate the extent of the setting that contributes positively as well as the curtilage of the listed building. However, this was not always the case, with the core Victorian building at the heart of Woodlands Lodge (formerly known as St Peters House) once being the rectory. This building, although heavily encroached is the two-storey hipped / pyramidal roof stone-built structure which includes an original two storey bay to the south. The original site layout is visible in the extract from the First Edition six-inch Ordnance Survey of 1850 (see below). The former rectory has clearly been subsumed by several phases of later additions and extension on three elevations (north, east, and west), with the southern elevation remaining relatively unchanged.



The initial change of use was approved under B/83/1744/HN, with at least a further 14 applications covering multiple extensions over the last 40 years. Consequently, whilst the core historic building remains, I would suggest its individual significance is much eroded and its contribution to the church setting is similarly reduced due to later extensions and alterations. With regards to the design of the hydro pool detailed in this application, the proposal shows a square single celled space for the pool attached to the south of the modern exercise wing. The extension is single storey in matching materials and has a hipped roof. Other internal changes are shown in the proposal, but the building is unlisted or protected by any other designation, and so this is not a material consideration. Due to the location of the extension, no change whatsoever is visible on the building when viewed from the northeast within the environs of St Peters Church. Consequently, I see no change to the setting of St Peters Church and as a result no harm to its historic significance.

Due to the lack of visibility or harmful impact on the setting of the listed St Peters Church I would suggest the proposal accords with S.66(1), HE1 and HE3 and as a result I raise no objections.

Comments: 17.06.26

The plans have been amended (updated plans on file dated 15.06.26) to remove the element of outdoor children's play equipment and the removal of Sycamore T11. I raise no objections to this amendment.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required:



BARNSLEY

Metropolitan Borough Council

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