

Royal Institute of British Architects (RIBA) Chartered Practice

# HERITAGE STATEMENT

**Application Ref: 2026/0342**

Proposed amalgamation and remodelling of two adjoining semi-detached dwellings to form one single dwellinghouse

2 St John's Close, Dodworth, Barnsley, S75 3RY

Applicant	Ms Nichola Rodgers
Agent	Hirst Architects Ltd
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Date	11 May 2026
Purpose	Submitted to Barnsley Metropolitan Borough Council in response to the invalid letter dated 11 May 2026 requesting a heritage statement.

## Introduction

This Heritage Statement has been prepared by Hirst Architects Ltd on behalf of Ms Nichola Rodgers in support of planning application 2026/0342 at 2 St John's Close, Dodworth, Barnsley, S75 3RY. Barnsley Metropolitan Borough Council has advised that the application is invalid because, amongst other matters, the site lies close to a listed building and a heritage statement is required. [S1]

The application description used by the Council is: 'Amalgamation of two semi-detached properties to create a single dwellinghouse, with front gable extensions and dormer window; and associated alterations.' [S1]

The purpose of this statement is to identify the relevant heritage asset, describe its significance including any contribution made by setting, and assess the effect of the proposed development on that significance. The statement is proportionate to the nature of the proposal, which relates to domestic alterations and remodelling of an existing residential property rather than works to the listed building itself.

For the avoidance of doubt, the works do not involve physical intervention to the nearby listed building, its fabric, or its curtilage. The relevant heritage consideration is therefore the potential effect of the proposal upon the setting of the listed building.

## The Site and the Proposed Development

The application site comprises two adjoining domestic dwellings within an established residential area at St John's Close, Dodworth. The existing built form comprises a pair of adjoining semi-detached residential properties with off-street parking and domestic curtilage. [S2]

The submitted Design and Access Statement explains that the proposal seeks the comprehensive remodelling and physical amalgamation of the application dwelling with the immediately adjoining semi-detached dwelling, now under the applicant's control, to form one single dwellinghouse. The works include internal alterations, a structural connection between the two properties, reconfiguration of the internal layout, roof alterations, a first floor extension, a contemporary inset dormer, revised entrance treatment, fenestration changes and associated external works. [S2]

The existing use is residential and the proposed use remains residential. The scheme does not create a self-contained annexe, separate flat, separate planning unit, commercial use or a use materially different from the existing domestic character of the site. [S2]

The submitted proposed elevations show a domestic-scale reworking of the principal elevation, including a rationalised roofscape, front gable features, a dormer element, coordinated glazing and a restrained palette of stone, light walling and a dark roof finish. [S3]

## Methodology and Sources

This statement has been prepared using a proportionate desk-based assessment of the submitted planning material and publicly available heritage information. The assessment follows the general approach set out by the National Planning Policy

Framework, national Planning Practice Guidance and Historic England guidance on statements of heritage significance and setting assessment. [S4] [S5] [S8] [S9]

The assessment follows the following sequence:

- identify the relevant heritage asset potentially affected by the proposal;
- summarise the significance of the heritage asset, including the contribution made by its setting;
- consider the contribution made by the application site to that significance;
- assess the likely effect of the proposed development on significance;
- identify whether any harm arises and whether mitigation or design safeguards are required.

The relevant published heritage asset is the Grade II listed Church of St John, Dodworth Green Road, National Heritage List for England entry 1286369. [S7]

This statement is proportionate to the application. It is not a full archaeological desk-based assessment, measured building survey of the listed church, or conservation management plan. It is prepared specifically to address the Council's validation request for a heritage statement in relation to the nearby listed building. The relevant Historic Environment Record for Barnsley is held by South Yorkshire Archaeology Service, and published digital information is made available through Heritage Gateway. [S11]

## Legislative and Planning Policy Context

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers, when considering whether to grant planning permission for development affecting a listed building or its setting, to have special regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest it possesses. [S6]

The National Planning Policy Framework identifies heritage assets as an irreplaceable resource and requires them to be conserved in a manner appropriate to their significance. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, including any contribution made by setting. It states that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on significance. [S4]

NPPF paragraph 212 requires great weight to be given to the conservation of designated heritage assets. Paragraph 213 states that any harm to, or loss of, significance, including from development within setting, should require clear and convincing justification. Paragraph 219 states that proposals which preserve those elements of setting that make a positive contribution to significance, or which better reveal significance, should be treated favourably. [S4]

The national Planning Practice Guidance confirms that significance derives not only from a heritage asset's physical presence, but also from its setting. It also explains that the assessment of harm should focus on the impact on the significance of the heritage asset. [S5]

Barnsley Local Plan Policy HE1 supports proposals which conserve and enhance the significance and setting of the borough's heritage assets. Policy HE2 requires proposals likely to affect known heritage assets to include an appropriate and proportionate description of heritage significance and setting, sufficient to understand the impact of the proposal. [S10]

Barnsley's published conservation area webpage confirms that there are 18 conservation areas within the borough and lists their names. Dodworth is not listed amongst those conservation areas. The heritage issue in this case is therefore assessed by reference to the setting of the nearby listed building rather than conservation area designation. [S12]

## Heritage Asset Identification

<b>Heritage asset</b>	Church of St John
<b>Statutory address</b>	Church of St John, Dodworth Green Road
<b>Designation</b>	Grade II listed building
<b>List entry number</b>	1286369
<b>Date first listed</b>	23 November 1987
<b>National Grid Reference</b>	SE 31232 05012

The Church of St John is the designated heritage asset most relevant to this assessment. The submitted location plan identifies St John the Baptist's Church near the application site, on the opposite side of the local street context in the immediate wider setting of St John's Close and Dodworth Green Road. [S2] [S7]

No direct physical works are proposed to the listed church. The application site is not itself identified in the submitted material as a designated heritage asset. The relevant issue is whether the domestic alterations to the nearby residential building would affect the setting of the Grade II church, and through that setting, affect the church's significance.

## Statement of Significance

The Church of St John is a Grade II listed church dating from 1844 by B. Taylor, with later 20th century additions. The Historic England list entry describes it as being constructed of coursed squared stone with a Welsh slate roof. Its principal elements include a west tower, five-bay nave and small chancel, with round-arched openings and hoodmoulds. The tower is described as three-stage, with a west door, tall paired bell chamber openings, a billet moulded cornice and four large conical pinnacles. The nave and chancel also have corner pinnacles, and the interior includes a rear gallery on slender cast-iron columns and round-arched openings. [S7]

The significance of the listed church can be understood as follows.

### Architectural interest

The church has architectural interest as a mid-19th century ecclesiastical building with a clearly expressed church form, a tower, nave, chancel, consistent round-arched openings, stone construction and distinctive pinnacles. Its architectural significance is primarily embodied in its fabric, composition, massing, ecclesiastical detailing, tower form and materials.

### **Historic interest**

The church has historic interest as a 19th century Anglican church serving Dodworth and reflecting the settlement's religious, social and community development during the 19th century. Its continued presence within the local area contributes to the understanding of the historic development of Dodworth and the role of ecclesiastical buildings within local community life.

### **Artistic and aesthetic interest**

The church has aesthetic value through its stonework, balanced church composition, round-arched fenestration, strong tower form and skyline features. The tower and pinnacles are likely to be important visual elements in the local street scene and in near views around Dodworth Green Road and St John's Close.

### **Archaeological and evidential interest**

The principal evidential interest of the church derives from its standing historic fabric and plan form. The current proposal does not affect the church building, its churchyard, or land understood from the submitted material to fall within the curtilage of the listed building.

### **Setting**

The setting of the church is the surroundings in which the asset is experienced. In this case, the most important parts of setting are likely to be the church's immediate grounds and churchyard, its relationship with Dodworth Green Road, local approaches, near street views and the visual ability to appreciate the tower, nave, roofscape, stonework and ecclesiastical character. The wider setting also includes nearby residential development, highway infrastructure and domestic plots, but these elements are secondary to the church's direct spatial and visual context.

## **Contribution of the Application Site to Setting**

The application site forms part of the wider residential surroundings of the listed church. Its existing contribution to the significance of the church is limited. It is an existing domestic property within an established residential street, and it does not appear from the submitted information to have a known historic, functional, ownership or ecclesiastical relationship with the church.

The application building is experienced as part of the modern domestic setting around St John's Close rather than as part of the church complex. It does not form part of the designed churchyard, the architectural composition of the listed building, or a historically planned approach to the church. Its value in heritage terms is therefore indirect and low, arising only from its role as part of the wider street scene within which the listed building can be experienced.

The existing and proposed drawings indicate that the principal public-facing elevation of the application building remains domestic in scale and character. The proposal rationalises and improves the appearance of the property as one coherent dwelling. It does not introduce a building typology, scale or use that would be alien to the established residential surroundings of the church. [S2] [S3]

## Impact Assessment

The proposed development has been assessed against the significance of the Grade II church and the contribution made by the application site to its setting. The impact assessment is set out below.

Element of proposal	Potential heritage receptor	Assessment	Effect
Amalgamation of two dwellings into one single dwellinghouse	Setting of Grade II Church of St John	The use remains residential. The proposal does not intensify the site in a manner that would affect appreciation of the listed church.	Neutral
Front gable extensions and revised entrance treatment	Local street scene and wider setting	The works remain domestic in scale. The gabled forms and coordinated elevation produce a more coherent building composition rather than piecemeal domestic alteration.	Neutral to minor beneficial
Dormer and roof alterations	Views and roofscape within wider setting	The dormer sits within the domestic roof composition and remains subordinate to the host building. It does not compete with the tower or ecclesiastical roofscape of the church.	Neutral
Fenestration changes and contemporary glazing	Visual character of residential surroundings	The glazing relates to the internal layout and is moderated by a central solid stone pier, producing a structured domestic elevation rather than an over-glazed or commercial appearance.	Neutral
Materials and detailing	Wider setting of the listed church	The restrained material palette, use of stone elements, pitched roof forms and dark-framed openings are compatible with a high-quality domestic context near a stone church.	Neutral to minor beneficial
Associated external works and parking	Approach and experience of the listed building	No new access point is proposed and the works remain within a domestic curtilage. No harm to the approach to the church has been identified.	Neutral

The submitted Design and Access Statement explains that the massing of the proposals has been considered in relation to the surrounding building heights and the adjacent church, with lower forms to parts of the building and taller massing arranged so that the composition reads coherently in the wider context. It also explains that the design uses familiar domestic characteristics including pitched roofs, gabled forms, masonry walling and a clearly legible entrance. [S2]

The proposal would not block or materially interrupt key views of the church's tower, roofscape or principal architectural features. It would not introduce a competing landmark, commercial frontage, large new block, or discordant building form within the church's immediate setting. The church would remain the principal heritage and ecclesiastical building in the local scene.

The proposed design may be read as a contemporary domestic intervention, but it remains domestic in scale, use and overall character. The relationship with the church is one of wider street setting rather than direct physical, designed or historic association. The effect on the ability to understand and appreciate the significance of the Grade II church is therefore neutral. No heritage harm has been identified.

## 9. Design Response and Mitigation

Because no heritage harm has been identified, no formal mitigation is required. Nevertheless, the proposal contains several design measures that assist in preserving the setting of the listed church:

- the residential use of the site is retained;
- the proposal remains domestic in scale and does not introduce an inappropriate commercial or institutional appearance;
- the revised roofscape is coherent and avoids piecemeal additions;
- the use of gabled forms, pitched roofs and masonry/stone references responds to familiar local and ecclesiastical forms without resorting to false pastiche;
- the material palette is restrained and coordinated across the full frontage;
- the central stone element within the principal gable breaks down the glazing and gives the elevation a more solid, grounded and domestic character;
- no direct works are proposed to the listed building, its fabric or understood curtilage.

Should Barnsley Council consider that further control is necessary, any detailed external materials, window frame colour, roof finish and boundary treatment could be secured by planning condition. However, the submitted drawings and statement already provide sufficient information for a proportionate assessment of the heritage effects.

## 10. Planning Balance and Conclusion

The relevant designated heritage asset is the Grade II listed Church of St John on Dodworth Green Road. The significance of the church is primarily derived from its 19th century ecclesiastical fabric, architectural composition, tower, nave, chancel, stonework, round-arched openings, pinnacles and its historic community role. Its setting contributes to significance principally through its immediate grounds, its relationship with Dodworth Green Road and near views that allow the building to be appreciated.

The application site forms only a limited part of the wider residential surroundings of the church. It is an existing domestic site with no identified historic or functional relationship with the church. Its contribution to the significance of the listed building is therefore low.

The proposed development would retain residential use, remain domestic in scale, improve the coherence of the host building and avoid any physical effect on the listed church. It would not interrupt key views of the church or diminish the ability to appreciate its special architectural or historic interest.

The proposal is therefore considered to preserve the setting and significance of the Grade II listed Church of St John. No harm to the designated heritage asset has been identified. The proposal accords with the statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage provisions of the National Planning Policy Framework, national Planning Practice Guidance and Barnsley Local Plan Policies HE1 and HE2.

Planning permission should therefore not be withheld on heritage grounds.

## 11. Source Schedule

The following sources have informed this statement. External sources are provided as hyperlinks where available.

Ref	Source	Relevance	Link
S1	Barnsley Metropolitan Borough Council invalid letter, application 2026/0342/INVALID, dated 11 May 2026.	Confirms the application description, site address and Council request for a heritage statement.	Supplied application document
S2	Submitted Design and Access Statement for 2 St John's Close, Dodworth, Barnsley, S75 3RY, dated 05 December 2025.	Confirms site context, residential use, nature of the proposal, design principles and planning assessment.	Supplied application document
S3	Submitted Proposed Elevations, Drawing HA-251005, Rev 01, RIBA Stage 3.	Confirms proposed front gables, dormer, fenestration, material character and domestic scale.	Supplied application document
S4	GOV.UK, National Planning Policy Framework, Chapter 16: Conserving and enhancing the historic environment.	Sets out national policy requirements including proportionate description of significance and setting, great weight to conservation, and treatment of harm.	<a href="#">Open source</a>
S5	GOV.UK, Planning Practice Guidance: Historic environment.	Provides national guidance on significance, setting and harm assessment.	<a href="#">Open source</a>
S6	Planning (Listed Buildings and Conservation Areas) Act 1990, section 66(1).	Sets out the statutory duty to have special regard to preserving a listed building or its setting.	<a href="#">Open source</a>
S7	Historic England, National Heritage List for England, Church of St John, List Entry 1286369.	Confirms the listing grade, date, location and architectural description of the Church of St John.	<a href="#">Open source</a>
S8	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.	Provides guidance on assessing and presenting heritage significance in support of applications.	<a href="#">Open source</a>
S9	Historic England GPA3: The Setting of Heritage Assets, 2nd Edition.	Provides a staged approach to assessing effects on the setting of heritage assets.	<a href="#">Open source</a>

<p><b>S10</b></p>	<p>Barnsley Local Plan, adopted January 2019, Policies HE1 and HE2.</p>	<p>Sets out local heritage policy requirements for conserving significance and providing proportionate heritage statements.</p>	<p><a href="#">Open source</a></p>
<p><b>S11</b></p>	<p>South Yorkshire Historic Environment Record information, Sheffield City Council/South Yorkshire Archaeology Service.</p>	<p>Identifies the HER that covers Barnsley and explains access to digital HER information.</p>	<p><a href="#">Open source</a></p>
<p><b>S12</b></p>	<p>Barnsley Council, Conservation Areas.</p>	<p>Confirms Barnsley has 18 conservation areas and provides the list of areas and maps/appraisals.</p>	<p><a href="#">Open source</a></p>

Note: This statement has been prepared for planning validation and determination purposes based on the submitted application information and publicly available heritage sources. It should be read alongside the submitted plans, Design and Access Statement and any separate flood risk assessment.