

Application Reference Number:	2025/0323		
Application Type:	Listed Building Consent		
Proposal Description:	Removal and replacement of one rotting window in the northern elevation (Listed Building Consent)		
Location:	Rosebower, Caulk Lane, Swaithe, Barnsley, S70 3QG		
Applicant:	Mr Andrew Lennighan		
Third-party representations:	None	Parish:	
		Ward:	Worsbrough

Summary:

This planning application has been submitted by Mr Andrew Lennighan and seeks listed building consent for the removal and replacement of one rotting window in the northern elevation of the existing building. The development is required due to the identification of significant rot and deterioration within the existing materials.

The site falls within Green Belt as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved. Furthermore, alterations to a listed building are acceptable in principle if they would be of a scale and design which would be appropriate to the host property.

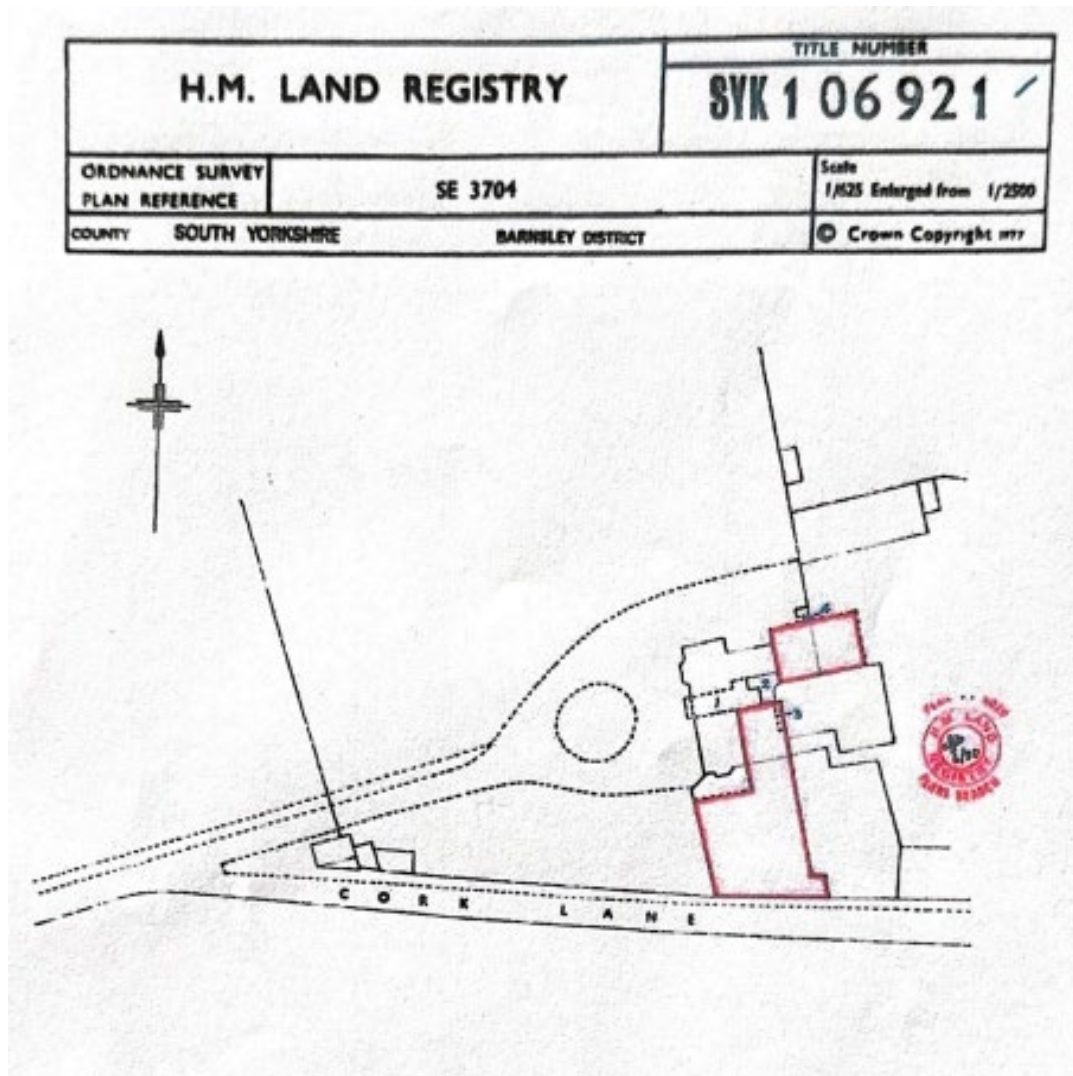
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The site is located on Caulk Lane in Swaithe and Rosebower is a part of the grade II Swaithe Hall. Swaithe Hall Farmhouse and Rosebower Cottage each date back to the 17th century. The window in question is located on the northern elevation. This is the only window on the elevation which forms a side elevation in relation to the frontage of the dwelling.

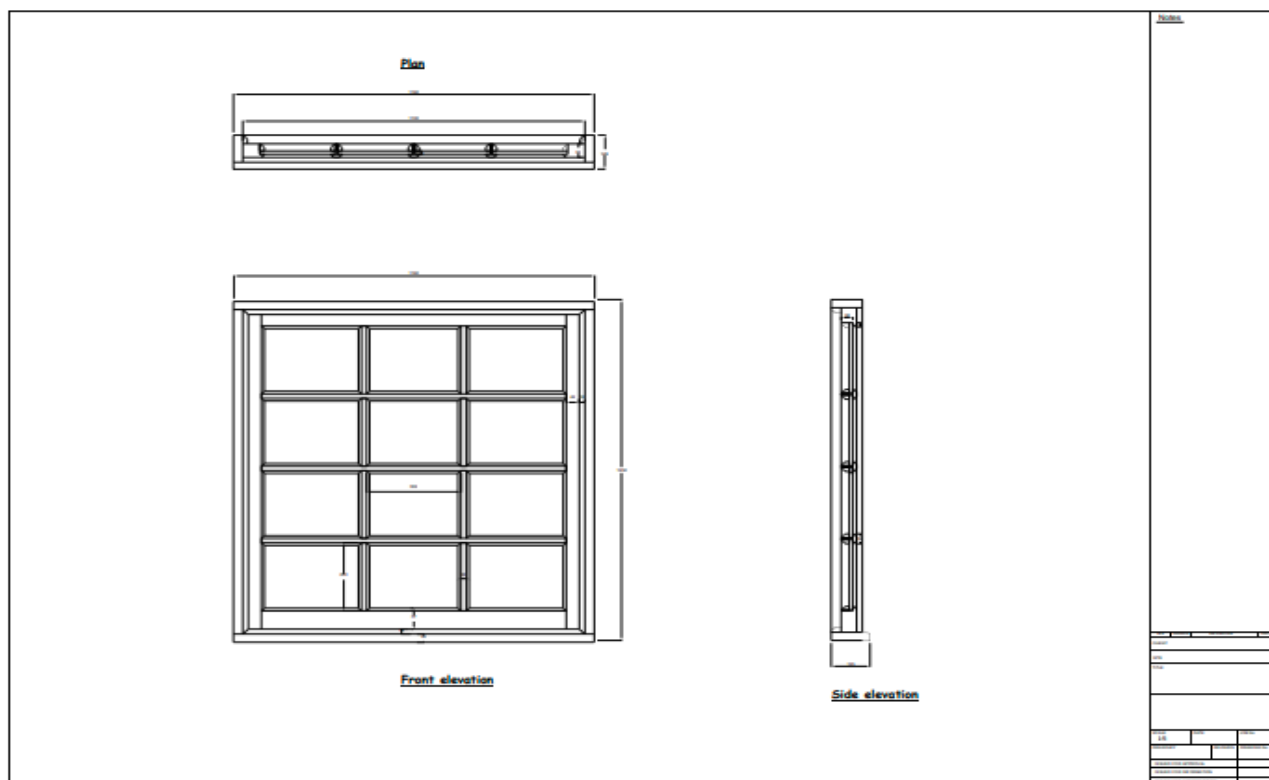


Planning History

There are three relevant planning applications associated with the site.

Application Reference	Description	Status
B/00/0281/WB/LB	Rebuilding of gable wall and necessary refurbishment	Historic
2009/0907	Erection of a timber garden shed to dwelling	Approved with Conditions
2009/0908	Erection of timber garden shed to dwelling (Listed Building Consent)	Approved with Conditions

Proposed Development



The applicant is seeking permission for the removal and replacement of one rotting window in the northern elevation. It is to be replaced with a fixed single sash, heritage double glazed window.

Listing

Listing Heritage Category: Listed Building Grade: II

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalize on opportunities to reveal significance.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- Heritage impact statements

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

Worsbrough Ward Councillors were consulted and raised no objections.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties, a site notice erected at the site and a press notice issued, no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the character of the listed building

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Alterations to a listed building are acceptable in principle if they would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and would 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.

Design, Heritage and Visual Amenity

This application seeks Listed Building Consent for the replacement of a single north facing side sliding Yorkshire Sash, to Rosebower, which is part of the grade II Swaithe Hall. The existing window to be replaced is not original, but a C20 replacement of recent age (circa 2000). Yorkshire Sliding Sash are generally not typical in the borough, primarily due to issues with weather sealing and general protection from the elements. This would have been particularly important in more upland areas, or exposed locations (which there are many of in Barnsley and the wider Pennine fringe).

The proposal details a single fixed window in hardwood decorated to match. However, the window would change from a side by side sliding sash (8x8 square lights) to a fixed 12 light timber window. Given the modern fabric of the existing window, the slight visual change, and the high quality of design and materials it is deemed that the proposal will not harm the listed building. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.