



PLANNING CONSULTATION RESPONSE

Application No	2026/0217
Proposal	Erection of 1st floor side extension and 2 storey front extension, velux windows to front, dormer and balcony to rear of dwelling.
Address	Cawthorne Old Barn, Brook Houses Taylor Hill, Cawthorne, Barnsley, S75 4EZ
Date of Consultation Reply	13.04.2026
Consultee	Charlie Atkinson Design & Conservation Assistant

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

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

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan HE3: Developments Affecting Historic Buildings

Conservation Comments:

This application seeks planning permission for the erection of a first-floor side extension and a two-storey front extension, together with the addition of rooflights to the front elevation and the formation of a dormer and balcony to the rear of the building.

The site lies within the Cawthorne Conservation Area, which was designated in 1970 for its special historic and architectural interest. The building is a former barn that appears on the Ordnance Survey mapping of 1850 but is probably earlier in date. It is built in stone with a stone slate roof and was converted to residential use following approval of planning permission in 2008. The building has received several subsequent permissions to extend as well as permission for a detached garage and garden store between 2009 and 2013. However, the removal of the original northern ground floor lean-to never appears to have been covered by a permission. Even so, despite the conversion to residential and subsequent alterations, the building continues to display the simple form, traditional materials and restrained vernacular appearance characteristic of historic barns



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within Cawthorne. Evidence of earlier additions and changes are apparent on site and are visible in the photograph below.



The proposed first-floor side extension and two-storey front extension, together with the associated roof alterations, are considered unacceptable in their current form. The changes shown in the proposal would result in an alteration that is unsympathetic to the character of the converted barn due to overbearing and overtly domestic changes not in keeping with historic precedents. The impact of the side and front extensions, combined with the roof alterations, would significantly alter the simple and functional appearance of the building, which would in turn erode its contribution to the conservation area. Currently, despite changes that have already occurred, the former agricultural and historic use is clear from its appearance. As such, the building makes a positive contribution to the character, appearance, and group value of the conservation area.

On a positive note, we accept that the principle of extending the building is not ruled out with a clear precedent in the approved first floor proposal (ref. 2013/1061). However, the current proposal does not represent a sensitive or appropriate response to the building or its context. The scheme fails to adequately reflect the guidance contained within the Barn Conversions Supplementary Planning Document and is contrary to Local Plan policies D1 'High Quality Design and Placemaking' and HE3 'Development Affecting Historic Buildings'. Section 3.1 of the Barn Conversions SPD is considered relevant. We note that in light of the approval under 2008/1352 which included a condition to remove normal householder permitted development rights for enlargement, improvement, or alteration of the building. This is a common approach by Local Planning Authorities in relation to barn conversions to maintain the essential agricultural appearance of the building.

In addition, the Cawthorne Village Design Statement highlights that new development and incremental changes to existing properties have the potential to erode the character of the village if not carefully managed. The document emphasises that Cawthorne's special interest lies in its traditional simplicity and restrained vernacular character, and that alterations should remain modest, harmonious and sympathetic, avoiding out-of-scale or overly complex forms that are uncharacteristic of the village. The proposed development is considered to conflict with these guiding principles.

Regarding the National Planning Policy Framework, the proposal is considered to fail to preserve or enhance the character and appearance of the conservation area and would result in less than substantial harm to its significance. This harm is not considered to be adequately justified. As outlined above, the proposal does not sufficiently reflect the traditional form and appearance of an agricultural barn, which remains legible in the existing building.

It is acknowledged, however, that an extension to the first floor of the building is not unacceptable in principle. By way of example, a previous planning application was granted in 2013 (Ref. 2013/1061) for the erection of a first-floor side extension, subject to appropriate design and



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detailing. That scheme was considered acceptable in terms of its scale and relationship to the building, and it is likely that a similar approach, if submitted today, could be supported, subject to careful design. Other elements proposed as part of the current application (2026/0217), such as the dormer window and balcony, may also be achievable in a more sympathetic form, for example by a Juliet balcony or rooflights, subject to appropriate design – see example below.



However, the current proposal, and particularly the introduction of a two-storey front extension, is considered harmful to the character and appearance of both the building and the conservation area. The extent of the extensions and roof alterations would introduce a more domestic form and appearance that conflicts with the building’s historic agricultural character. It is noted that an alternative roof form, such as a catslide roof, may offer a more sympathetic solution; however, this would require careful consideration and the submission of detailed plans.

It is therefore recommended that the scheme is reworked, including the removal of the front extension and a reconsideration of the roof form and pitch, to better reflect the character and appearance of the existing converted barn. It is also suggested that the applicant seeks pre-application advice, for any future development, to obtain initial guidance prior to the submission of a proposal.

Consequently, at this stage, and from a conservation perspective, the application is recommended for refusal.

Amended Comments – 21.05.2026

The applicant has taken into consideration the recommendations set out in the above comments and has put forward a more appropriate proposal, which better respects the architectural and historic interest of the Old Barn (circa 1850), as well as the character and appearance of the Cawthorne conservation area.

This has been achieved through the introduction of a catslide roof, the replacement of the balcony with conservation rooflights, and an overall design approach that reflects a more traditional appearance in keeping with the original building.

The revised scheme is therefore considered acceptable and is recommended for approval from a conservation perspective. However, conditions have been included below in relation to the stonework, windows, rainwater goods, and roof materials.

No Objections		
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*Delete as applicable



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Consultation Suggested Conditions:

- The roof material to the proposed development shall match the existing building and shall be York stone slates.
- The facing stone to the proposed development shall match the existing building in terms of colour, general grain size, type of face dressing, and method of coursing.
- Rooflights shall be genuine conservation-style rooflights with black framing, a single vertical divider, and a low-profile design.
- The guttering to the proposed development shall match the existing.

Consultation Informative(s):

Planning Obligations required: