



PLANNING CONSULTATION RESPONSE

Application No	2026/0021
Proposal	2026 0021 Two Storey Side and Rear Extn at Lower Level 53 Keresforth Hall Road Kingstone
Address	53 Keresforth Hall Road Kingstone
Date of Consultation Reply	02.03.26
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

Policy

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II* identified as being 'of the highest significance'.

NPPF 207/208: Requires Identification and assessment of heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight is 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 HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

Conservation Comments:

This application seeks permission for a rear and side two storey extension to provide extra accommodation and a swimming pool to the rear of the property. The house is modern and was constructed sometime between 1948 and 1960. Built in red brick it has a plain concrete hipped tile roof that overhangs a simple corbelled frieze. The façade is broadly symmetrical and of six bays and two storeys with six over six light Georgian (style) windows. The front façade has a shallow ground floor portico on plain columns with a pediment over. To the north there is an attached single storey blind hipped range and a detached two storey / two bay garage block with first floor windows and a pyramidal roof. To the rear, the main house body is similar to in appearance to the frontage, but the attached side single storey and garage include pedestrian access at ground and first floor (via steps). At the rear, the landform drops away to the southwest. In summary the house has some elevated architectural character and detail but is of no historic merit. It is unlisted or otherwise protected (i.e. locally listed) in any other way. To the northeast, across Keresforth Hall Road is a southern spur of the grade II RPG of Locke Park which is within 26m, so the question of setting is



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pertinent. However, despite the proximity, the dwelling is clearly modern and whilst pleasant contributes nothing to the setting or the historic significance of the RPG. The proposal includes a side extension that mirrors the roof form (hipped) to the north but extends over the single storey to create two storeys with matching windows arranged in three bays. This addition is quite large but restrained in appearance and matches the existing appearance of the house well. To the rear, the changes diverge from the existing character much more strongly and include a large gabled projection that is extensively glazed at first and second floors. A terrace / flat roof extends out at first floor, and beneath this is a substantial cut to accommodate the new swimming pool. This includes a continuous range of glazing across the entire southwestern facade at sub-ground level. Whilst not in keeping with the architectural style of the rest of the dwelling, I'd note this is a somewhat private area, although views will be possible from Rob Roy Lane (Number 2) when glimpsed between trees and cover, and from further afield. However, beyond the side storey extension, there will be no change in views from Keresforth Hall Road and from the environs of the RPG. As such, I feel the potential for harm to the setting of the designated assets is very low. Consequently, I feel the proposal accords with HE1 and HE4 and raise no objections to the proposal.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: