



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	2025 0153 Demolition of existing dwelling (retro) and erection of 1no. detached dwelling with integral garages Hirst Cottage Billingley Updated Plans 040925
Address	Hirst Cottage Chapel Lane Billingley
Date of Consultation Reply	05.12.25
Consultee	Tony Wiles Senior Conservation Officer

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

Conservation Comments:

This revision of the plans for the development site at Hirst Cottage, Chapel Lane Billingley is the third or fourth iteration of the proposal including informal amendments submitted for discussion. Following approval of the original scheme which included part retention and conversion, the building was demolished in its entirety, contrary to the approved plans (2024/0467). This resulted in the total loss of the previous cottage and introduced harm to the conservation area which was extremely regrettable. Following the demolition, revisions to the proposal included increases in size, and footprint as well as various incongruous design elements. I objected to this due to the lack of sympathy with the character of the conservation area and the lack of mitigation. (see my previous comments at in the informatives box for reference).

This most recent revision is (thankfully) more sympathetic and addresses the main concerns raised previously. The Heritage Statement has been amended, but I note refers to a previous design (albeit a later iteration). Technically it does not fully relate to this latest design. It does however quantify the value and significance of the previous cottage, the impact of its loss, the conservation



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area character, and reflects on matters raised by me previously. The updated planning statement is however entirely new and notes:

The amended scheme fully takes on board the concerns raised in respect of the initial scale and design. The redesign aligns the scale and appearance of the proposed dwelling more closely with the previously approved extension scheme. The following key amendments have been made:

- *Front gable omitted, restoring the vernacular appearance, form and scale of the front elevation.*
- *The garage projection reduced back to a double garage, with the room above and dormer windows omitted.*
- *Appropriate detailing added to the fenestration (quoins, windows surrounds etc.).*
- *Position and footprint very similar to the approved extension scheme.*

The scale, position and appearance of the proposed dwelling as amended now fully reflect and respect the grain and appearance of the conservation area. The historic relationship between the building and Chapel Lane is maintained, with the generous set back and large front garden space retained.

The loss of the original cottage was obviously harmful. However, that aside the newest plans are in my view sympathetic to the character of the conservation area and in general reflect the scale and appearance of the originally approved plans. The scale, massing, materials and architectural detailing are less grandiose than previous iterations and more akin to the local vernacular. The design does include a full height (cart type) glazed opening that reflects that of a barn conversion. It is therefore more agricultural in style and less domestic as per the original appearance of the cottage. There are however plenty of examples of such a feature elsewhere in the conservation area and on balance I feel it would be incorrect to insist this is out of keeping. Overall, the use of coursed stone, and slate to the roof, aligned with the more restrained design show a design that I feel will adequately preserve and enhance the character of the conservation area. As such, I feel this new proposal accords with S.72(1), HE1, and NPPF 219.

For completeness, I've included some suggested conditions below in the suggested conditions box.

NO OBJECTION*		
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*Delete as applicable

Consultation Suggested Conditions:

- The facing stone shall be natural sandstone matching the neighbouring buildings in the conservation area closely in terms of colour, grain size, type of face dressing, and method of coursing. A one-metre-square sample panel of stonework showing the pointing and coursing will be required and the details approved in writing by the local planning authority. The approved panel shall be retained on site until the construction of the building has been completed.
- Pointing to the external walls shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
- The roof will be covered by natural blue/grey slates with matching ridges bed in mortar.
- All windows to be used in the construction of the building shall be constructed in metal / alu PPC. Windows (and doors) shall be mounted in the reveal a minimum of 100mm.
- Window and door heads (and cills), mullions and quoins shall be dressing in natural ashlar sandstone.
- Rooflights to be genuine conservation rooflights, low in profile, vertically emphasised, with black framing and a single vertical divider.

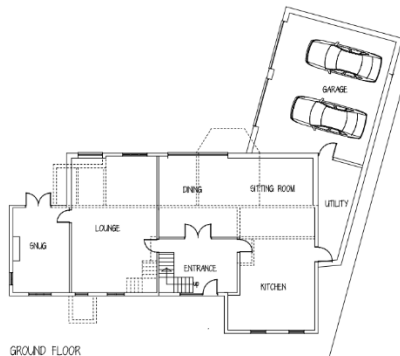


- Gutters shall be ogee in section and black. Gutters, rainwater and downpipes shall be black.

Consultation Informative(s):

Previous comments dated 25.04.25 (Now superseded on 05.12.25)

This retrospective application follows 2024/0467 for the alteration of Hirst Cottage that at that time (13th September 2024, then updated 13th November 2024), was still extant. Initially my comments focussed on the harm posed to the conservation area by virtue of the originally proposed design. This was amended following my comments and in November I advised I was supportive of the new design. Work commenced on the alterations to the existing property that involved the removal of significant parts of the rear of the property and internal cross walls (that were modern). The approved plan can be seen below with dotted lines showing structures to be removed. In Jan 2025 the LPA were informed the building had been totally demolished due apparent concerns over the stability of the remaining structure*. Concerns were voiced during the demolition process by the applicant that the retained sections of the building were unstable. This appears to have occurred due to the heavy-handed demolition works that exceeded the approved scheme. The merits of this were subject to a discussion with LPA Enforcement and the applicant. However, the net result was the total demolition of the building and subsequent removal of its materials from site. In my view this was / is harmful to the conservation area. Ultimately, the total demolition required a new application (this one) for a new building in the conservation area and the greenbelt.



Before the new application was registered the LPA made it clear any new proposal should include:

- New plans for the demolition of the existing dwelling and the erection of a replacement dwelling, and the raising of the front boundary wall and gate
- A revised Heritage Statement (HIA) and Arboricultural Report and Method Statement
- A high standard of design, materials and methods and a sympathetic appearance to mitigate the impact upon the historic environment.
- The re-use of existing materials
- Similar positioning within the development site as previously
- A scale and general footprint/ floorspace not exceeding what was previously approved under application 2024/0467

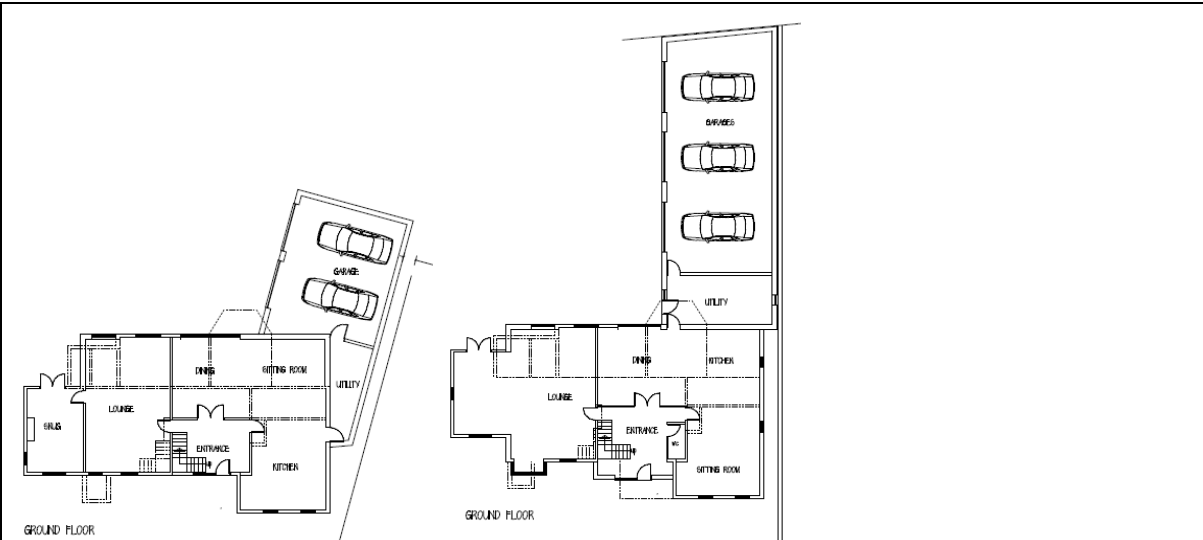
Looking at the supporting information we have for this application it is clear the previous HIA has been reused and has not been amended. This is unacceptable as the previous HIA relates to and covers in detail the existing building which is now no longer standing. The discussion of the conservation area and setting are relevant (if inaccurate as I pointed out previously). However, the HIA is useless in its current form in terms of the lack of any discussion over mitigation of the loss of the historic building. Additionally, the possible impacts (positive or negative) of the new proposal, are also not included. This needs updating to be consistent with NPPF 207/208, and HE2.

Regarding the revised plans for the new dwelling, it is generally positioned on the site in the same place. However, they appear different in scale, detail and appearance and larger than previously proposed. The following show the previously approved compared to the new plans:

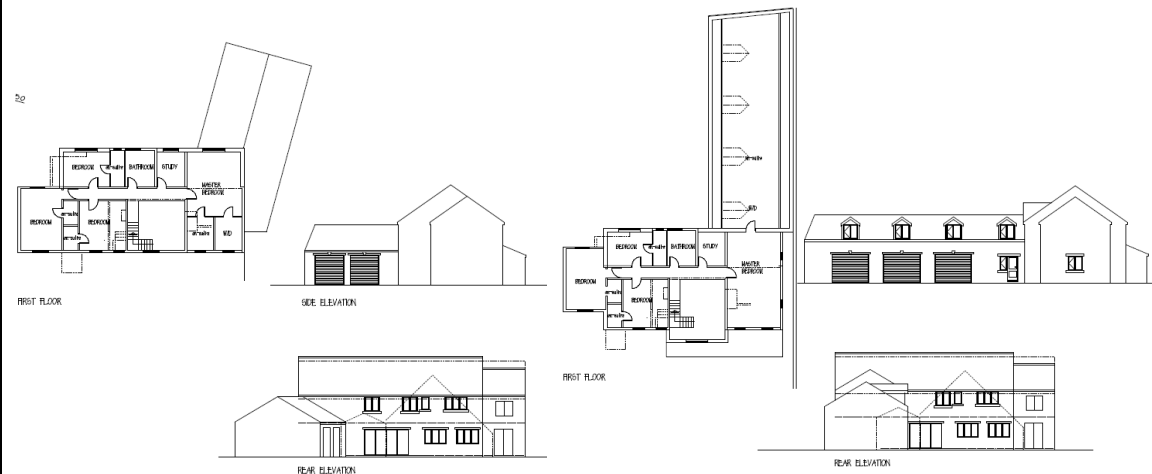
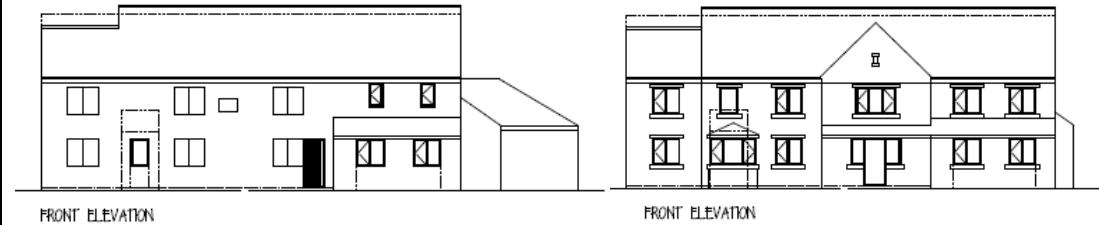


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GROUND FLOOR
2024/0467 vs 2025/0153



2024/0467 vs 2025/0153

In relation to the design, there is a new centrally aligned gable which was not present on the demolished building. This represents a change from the previously restrained vernacular appearance of the cottage. The overall scale of the front elevation is broadly similar to the previously approved, but the fenestration is regimented, symmetrical and more numerous. This makes the façade appear contemporary but without character. To the rear, the single storey small hipped two bay garage has grown to (effectively) four bays in width which increases the footprint. The garages are now two storeys with four gable dormers, which is a significant increase on the approved scheme. Whilst dormers can be seen elsewhere in the conservation area, these are not numerous, typical, or reflective of the vernacular. Conservation rooflights would be more sympathetic to the conservation area reducing the complexity of the roof form. The re-use of any materials from the previous building is now impossible as they have been removed from site. No comment or commitment to salvaged or re-used materials is included in this new proposal. Stone is proposed for the walls, and this would need to be natural sandstone that matches that of neighbouring buildings closely. This would need to match in terms of the coursing detail, face dressing and pointing. This could be agreed by condition following the production of a sample panel. The windows and doors are specified as brown upvc. High quality metal PPC units either in black or another heritage colour would be preferable. However, the overall design and appearance of the windows appear generic and lacking character. The inclusion of mullions in stone would improve on this as can be seen elsewhere in the conservation area. Stone heads, cills and jambs would improve on the current appearance. A condition over the detailed design including elevations at 1:20 and sections at 1:5 will be required. The roof is specified as 'tiles to match'. I would advise these should be sandstone roofing slates (good quality artificial may be acceptable) laid in diminishing courses with matching ridge tiles. A condition including samples will ultimately be required.



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The demotion noted in January 2025 was harmful to the conservation area setting as the historic building is now lost. However, I accept the previous building was fragmentary and had been significantly altered, both externally and internally. Beyond this, and on balance, a properly detailed and sympathetic scheme for the site could be acceptable. However, as detailed above, the current scheme is not yet adequately sympathetic in appearance and design and has been increased in size as the LPA recommended against. If this could be amended to accommodate the comments above, I feel I may be able to support the proposal, but a redesign and negotiation over the details will be required.

Planning Obligations required: