



PLANNING CONSULTATION RESPONSE

Application No	2025/1032
Proposal	Single storey side extension and dropped kerb.
Address	102 Manchester Road, Thurlstone, Sheffield, S36 9QW
Date of Consultation Reply	11.03.2026
Consultee	Charlie Atkinson Design & Conservation Apprentice

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 application seeks planning permission for a single-storey side extension and a dropped kerb, together with associated works, at 102 Manchester Road, Thurlstone.

The site lies within the Thurlstone Conservation Area, designated in 1974 for its historic and architectural interest. The building appears to date from the late 19th century and is constructed of coursed natural stone. It comprises two storeys and a basement beneath a pitched slate roof. The principal elevation displays an ordered fenestration pattern, with uPVC windows currently installed. It should be noted that any future replacement of windows within the conservation area should be carried out in a manner sympathetic to the character and appearance of the building and wider area, avoiding the use of uPVC and bulky window casements.

The proposals include the erection of a single-storey side extension and the formation of a dropped kerb, alongside associated alterations. These include the removal of an existing rear balcony and external staircase, the alteration of a door opening to a window, and the introduction of patio doors at basement level.



BARNSELEY

Metropolitan Borough Council

In principle, there are no significant conservation objections to the proposed works. However, in order to ensure that the development conserves the character and appearance of the building and the wider conservation area, the following conditions are recommended in relation to the proposed single-storey side extension:

- The facing stone shall match the existing building in terms of colour, size, type of stone, face dressing.
- The roof covering shall match the existing roof in terms of colour and appearance.

Consequently, the proposal is considered acceptable having regard to the architectural interest of the building and the special interest of the Thurlstone Conservation Area. On this basis, subject to the above conditions, the application is recommended for approval from a conservation perspective.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: