

# HERITAGE ASSESSMENT

**SINGLE STOREY EXTENSION TO FRONT AND FIRST FLOOR  
EXTENSION TO SIDE**

**9 HALDANE CLOSE, BRIERLEY, BARNSELY, S72 9LL**



RR Planning Ltd, 82a Otley Road, Headingley, Leeds, LS6 4BA.

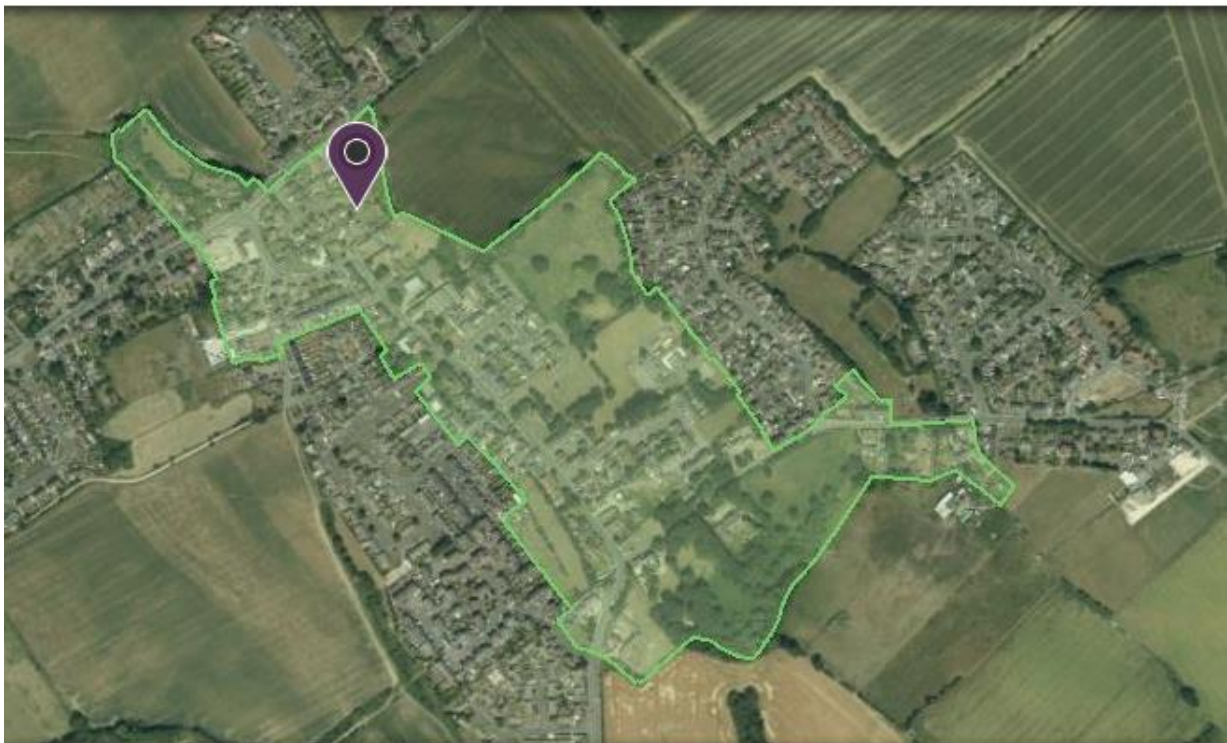
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June 2020

## 1.0 INTRODUCTION

- 1.1 This Heritage Statement is prepared by RR Planning Ltd, as instructed by Mr Andy Hollings of Pearce & Pearce Architectural Design & Land Surveying on behalf of the applicant Mr Chris Bingham, who resides at the development site. The application proposal is for a Single storey extension to front and first floor extension to side. This statement should be read in conjunction with the applicant's planning statement, submitted plans and any other submitted documents.
- 1.2 This statement assesses the proposals in relation to the statutory duty set out in paragraph 189 of the February 2019 National Planning Policy Framework (NPPF) which requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The NPPF however advises that the level of detail provided should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.3 For the avoidance of doubt the application site is a modern two storey brick built residential property within a modern residential scheme. The Adopted 2019 Barnsley Local Plan proposals map identifies the site as 'Urban Fabric' being 'Land within the Settlement with no specific allocation'. A heritage assessment has been requested by the Local authority as much of the village of Brierley is located within the Brierley Conservation Area.



*9 Haldane Close – Brierley Conservation Area*

## 2.0 SITE DESCRIPTION

- 2.1 The development site is a modern detached two storey residential property with an attached garage to the side. The property is a brick built with a gable roof and has concrete tiles.
- 2.2 The property is set within Haldane Close in the northern end of the village of Brierley and is accessed via the junction of the A628 Cross Hill and Haldane Close. Haldane Close is modern residential scheme of sixteen dwellings that was granted planning permission for residential development in 1976 Ref: B/75/2725/HR - Erection of 16 bungalows and garages and formation of estate road. This consent was then amended Ref: B/79/1064/HR to allow 'Amendment to house types on 13 plots' in June 1979. As such, there are a mixture of detached bungalows and two storey houses in the scheme. The setting of the application site within Haldane Close is entirely modern and there is no historic context or value that the application site contributes to the wider Brierley Conservation Area. There are no architectural or historic buildings or features of interest within the immediate vicinity of the site.



*9 Haldane Close*

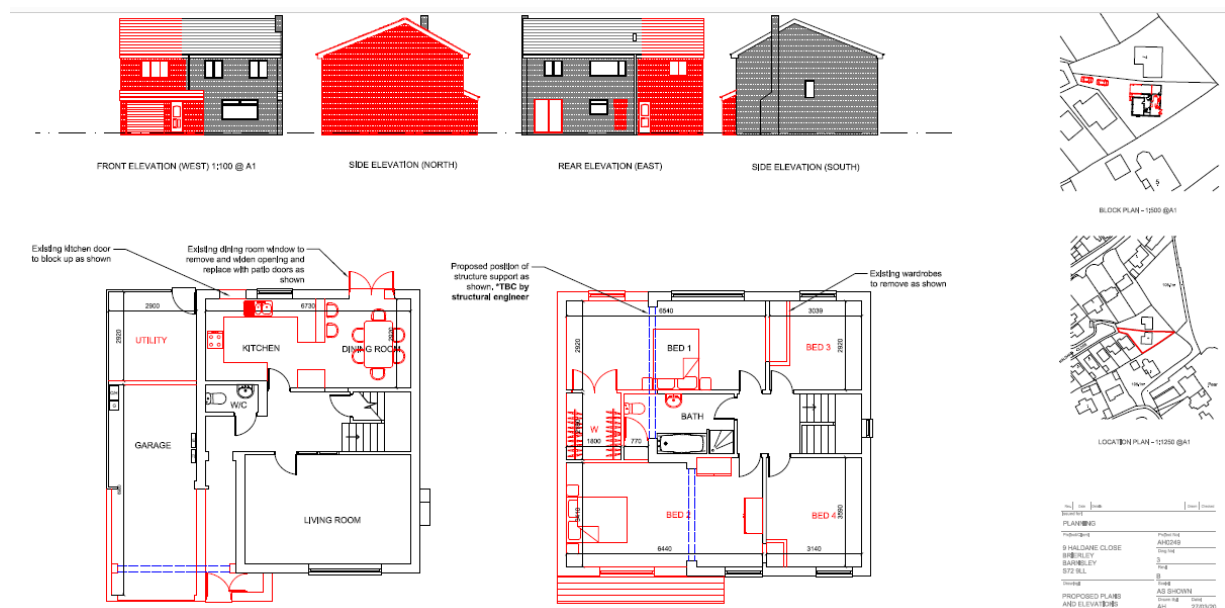
2.3 Brierley Conservation Area has a largely urban setting which also contains a few open spaces. The special interest that justifies the designation of the Brierley Conservation Area comes from some of the following features:

- The Gothic 19th Century grade II listed stone Church of St Paul
- Brierley Village Club built in 1911.
- Architectural and historical quality of some individual buildings with a mixture of stone and red brick built houses along church street
- Stone piers, gate posts and ironworks

2.4 The application site is significantly distant from any historical features in the Conservation Area such that the proposed works have a neutral impact on character and setting.

### 3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed works are for a modest single storey porch extension to the front and a first floor extension to the side as shown below. In heritage terms there is a neutral impact on the historic character of the conservation area.



*The Proposed Works*

SCALE	1:100
DATE	27/05/20
PROJECT	PROPOSED PLANS AND ELEVATIONS
CLIENT	AS SHOWN
DESIGNER	AS SHOWN
CHECKED	AS SHOWN
DATE	27/05/20

## 4.0 PLANNING POLICY AND ASSESSMENT

### National Planning Policy Framework (NPPF)

- 4.1 The primary objective of the NPPF is to allow development that is sustainable to proceed, without delay. A presumption in favour of sustainable development is the basis for every plan and every decision. The NPPF sets out clearly what could make a proposed plan or development unsustainable. The NPPF is a material consideration in planning decisions.
- 4.2 The NPPF encourages local authorities to proactively drive and support sustainable development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Local authorities are advised to make every effort to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
- 4.3 Housing applications have to be considered in the context of a presumption in favour of sustainable development. Local authorities are advised to normally approve planning applications for change to residential use. The Government wishes to see long term vacant units brought back into viable use. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic, social and environmental growth. Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and creating a high quality built environment, with accessible local services that reflect a community's needs and support its health, social and cultural well-being is one of the key roles of the planning system. NPPF advises that sustainable development can be achieved by widening the choice of high quality homes, replacing poor design with better design and improving the conditions in which people live, access work, travel and take leisure. Whilst this application is not for a new residential unit, the proposed works which is a modest extension is indeed a sustainable development that should be approved without delay.
- 4.4 With regard to the significance of any heritage assets affected by development, the NPPF advises that –

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

4.5 In this regard a character assessment of Brierley Conservation Area does not appear to be readily available and the wider scheme for residential development on Haldane Close is relatively recent being just over 40 years old. More recently a large number of new residential properties have been approved within the conservation in close proximity to historic assets of interest such that it is reasonable to state that paragraph 196 of the NPPF is engaged in this case. There is a neutral impact on the character and appearance of the Brierley Conservation Area and the proposed works allow the applicant to make optimum viable use of this residential property as a modern family dwelling.

4.6 Additionally, There will be no impact on residential amenity by way of overlooking, overshadowing or as a result of impact due to scale or massing. Neither will there be any impact on any trees in the immediate vicinity.

## **5.0 CONCLUSIONS**

5.1 On the basis of the information available it appears that the historic and architectural interest in the application site is minimal. The design and construction will be unobtrusive and will match existing material presently used. The subject proposal is sensitively located and has less than substantial harm to the significance of a designated heritage asset and does not harm the character and setting of the area.