



PLANNING CONSULTATION RESPONSE

Application No	2025/0003
Proposal	2025 0003 Outline Residential Layout for up to 21 Units Access and Layout (Amended) Land Adj 61 Shaw Lane Carlton
Address	Land Adjacent 61 Shaw Lane Carlton
Date of Consultation Reply	250626
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 outline application relates to residential development of up to 21 dwellings on land adjacent to 61 Shaw Lane, Carlton. The submission comprises an amended layout following feedback received in 2025 and has been revised to respond to the South Yorkshire Residential Design Guide, and to Highways comments. From a heritage perspective, the application site does not appear to have been previously developed, although it lies relatively close to the historic core of Carlton. This is broadly defined by the Carlton Conservation Area, the boundary of which is approximately 200m to the west. The route of the former Aire and Calder Barnsley Branch Canal is identifiable on historic mapping; however, the canal is now truncated and remains in water only as far as Shaw Lane. A remnant of the former southern route appears to survive nearby, but this appears to lie to the south and outside the red line application boundary. The development would be visible on the western approach along Shaw Lane towards the junction with Fish Dam Lane and Church Street. However, Shaw Lane curves and there is no direct intervisibility into or out of the conservation area. The site is located at least 300m to the east of the centre of the conservation area. There is also no visibility to or from the listed buildings in the conservation area namely the Manor House ([NHLE 1286987](#)) on Manor Farm Close, or St Johns Church ([NHLE 1151146](#)). On this basis and taking account of the relatively modest scale of the proposed development, I would say the proposal preserves the



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significance and setting of the conservation area and the listed buildings in the vicinity and I raise no objections.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: