



PLANNING CONSULTATION RESPONSE

Application No	2025 0918
Proposal	2025 0918 2 The Nook Hoylandswaine SS Front Porch and Side Infill Integrated Garage GF Windows and Parking
Address	2 The Nook Hoylandswaine S36 7JW
Date of Consultation Reply	13.11.25
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 application seeks permission to make some minor changes to a semi-detached dwelling at 2 The Nook in Hoylandswaine. The building is not within the Hoylandswaine CA, but is adjacent so the works may impact the setting. Briefly, the proposal includes the incorporation of an existing open front and side parking bay underneath an upstairs bedroom, into a true integral garage. A small single pitch canopy over the front port is to be re-configured to include a wider single pitch roof spanning the front of the integral garage. As existing, the house at 2 The Nook, is (along with its immediate neighbours) of neutral contribution to the setting of the conservation area. It is a house of fairly common design and appearance being a mid C20 semi of no architectural or historic merit. This undoubtedly accounts for the boundary of the conservation area being drawn around and to the south of the house but not including it in the designated area. Given the lack of positive contribution (as existing) and the very small-scale nature of the changes I feel the prospect of negative intrusion and harm to the CA is nil. As such I raise no objections and have no further detailed comments.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:



BARNSLEY

Metropolitan Borough Council

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Consultation Informative(s):

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Planning Obligations required:

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