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| Application | 1 |
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| Application reference number | 2025/0818 |
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| Application Type | Listed Building Consent |
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| Proposal Description: | To install 100m of guttering and 2 fall pipes to replace the existing sections along Forge Lane (Listed Building Consent) |
| Location: | Elsecar Heritage Centre, Wath Road, Elsecar, Barnsley, S74 8HJ |

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| Applicant | Mrs Angela Routledge (Barnsley Council) |
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| Number of Third Party Reps | None | Parish: | N/A |
| | | Ward: | Hoyland Milton Ward |

SUMMARY

This listed building consent application has been submitted by an officer of BMBC for the installation of new guttering and 2 fall pipes to replace existing grey plastic sections and some more cast iron sections along the Forge Lane frontage of these II* listed buildings.

The application relates to buildings 4-7 and in particular to the south west elevation facing Forge Lane

The application site is designated Urban Fabric in the Local Plan and is within Elsecar Conservation Area.

The application is being referred to Member Consultation due to it being a Council proposal on Council owned land.

The proposal is considered to be acceptable in policy terms being located in an area designated as Urban Fabric within the Local Plan. The proposed alterations are considered to be acceptable in appearance and will conserve and enhance the significance and setting of the borough's heritage assets.

Subject to the imposition of conditions, the works are considered to be acceptable and sustainable in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024)

Recommendation: **Grant Listed Building Consent subject to conditions**

Introduction

The report is being referred to Member Consultation because the application is for a Council proposal on Council owned land.

The proposal involves the installation of new guttering and 2 fall pipes to replace existing grey plastic sections

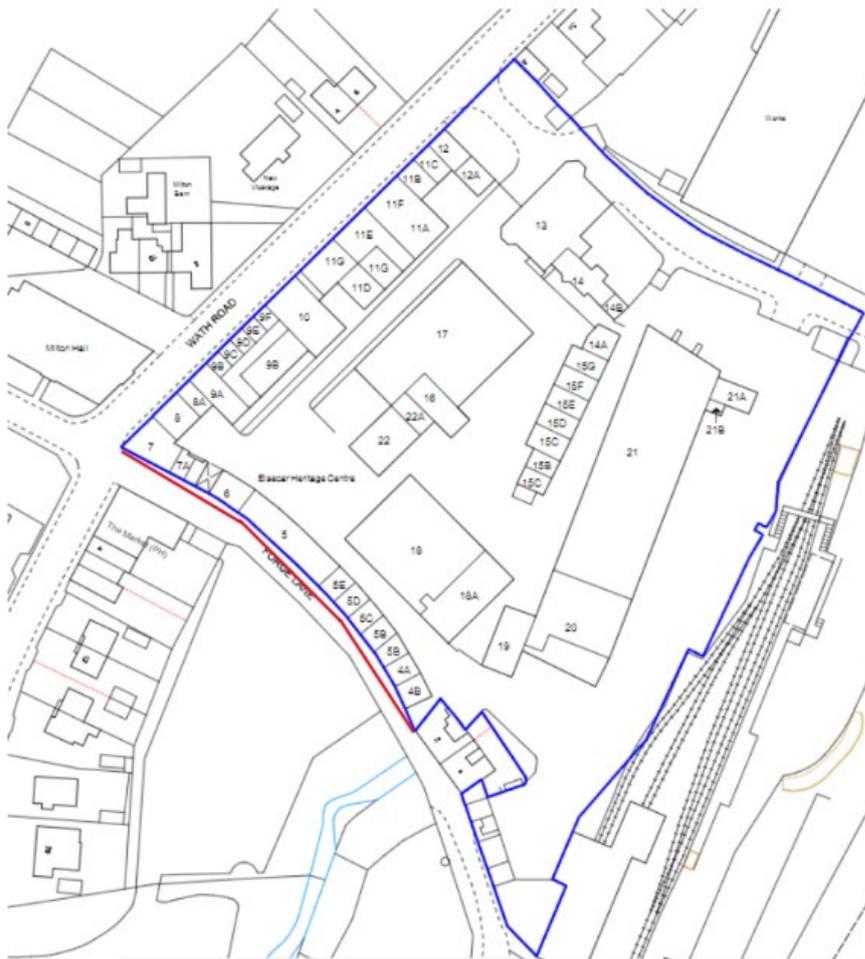
The application site is designated Urban Fabric and Elsecar Conservation Area in the Local Plan and the buildings are listed Grade II*

Site Description

The application relates to buildings 4-7 at Elsecar Heritage Centre which are listed Grade II* as being of great heritage significance.

The proposed works are to replace existing/missing guttering and down pipes on the south-west elevation of the buildings, facing Forge Lane

Site location plan



Relevant Site History

There is extensive planning history relating to Elsecar Heritage Centre, including:

| Application Reference | Application description | Status |
|-----------------------|---|---------|
| B/91/1492/HN | Use of buildings and site for a heritage/tourism centre, including craft workshops and offices. | Granted |
| 2025/0339 | Replacement drainage | Granted |

Proposal

The proposal would involve replacing existing plastic guttering and down pipes which has either failed or is absent. The works include the entirety of the guttering and down pipes along the south-western elevation of buildings 4 to 7, the rear of which fronts onto Forge Lane. It is proposed to use black heritage aluminium gutters which, while not made of traditional cast iron, are indicated to be a convincing replica that will match the traditional rainwater goods seen across other buildings at Elsecar Heritage Centre.

The application reflects positive pre application advice to confirm the suitability of the proposal.

The application is supported by a Planning, Design and Access Statement. This notes that most visitors to Elsecar Heritage Centre will access the site via the Forge Lane entrance and their first impression will be the back of the Heritage Centre Buildings 4-7 and their missing/failed guttering and the unmanaged water run-off which in colder months freezes on the Forge Lane pathway creating slippery and dangerous conditions.



Image of the Heritage Beaded Half-Round socketed cast aluminium gutters, downpipes and fixings



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The development plan for this part of Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The statutory test in relation to listed buildings requires the decision maker to give special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest in possessions.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents

and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

As well as being a Grade II* listed building, the site is identified as urban fabric within the Local Plan and is also within the designated Elsecar Conservation Area and as such the following policies are considered to be relevant to this application:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high-quality design and to reflect the distinctive, local character and features of Barnsley.

Policy HE1 The Historic Environment – indicates that we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment and will support proposals which conserve and enhance the significance and setting of the borough's heritage assets.

Policy HE3 Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 131 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 202 Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets should be conserved in a manner appropriate to their significance

Paragraph 207 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.

Paragraph 208 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and the impact of a proposal on a heritage asset.

Paragraph 212 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should require clear and convincing justification.

Paragraph 215 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Relevant Consultations:

Historic England – confirmed they will not be providing advice and do not comment on the merits of the application.

Conservation Officer – no objections subject to conditions

Ward Councillors – no comments received

Representations

Neighbour notification letters were sent to 15 surrounding properties, the application was publicised by means of a press notice and a site notice (giving the public until 7 November to comment).

At the time of writing this report, no comments had been received. If comments are received after the report has been circulated which raise any new issues, the report may need to be considered at Planning Regulatory Board.

Assessment

The main issues for consideration are as follows:

- The acceptability of the proposed works in principle
- The impact on design, heritage and visual amenity.

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of the proposed works

The proposal to replace missing or failing UPVC guttering and down pipes is acceptable in principle subject to assessment of matters of detail below.

Design, Heritage and Visual Amenity

The application site is a Grade II* building in Elsecar Conservation Area. The Grade II* listed designation reflects the particular (more than special) interest due to the buildings elevated

historic significance. The proposal relates to replacement of a limited amount of cast iron guttering, but the majority of the guttering is plastic and likely reflects maintenance and replacement regimes at a time before the building was first listed (1986) and certainly before the upgrade to II* in 2020. The older case sections appear, by their profile and appearance, to be unlikely to be original and are probably early to mid C20 replacements to what originally were probably box section gutters. Since some of the guttering is missing it's downpipes, and what remains appears to be low capacity, there is evidence of water and frost damage to the wall with missing pointing, joint damage and erosion. Beyond the damage to the fabric, the existing arrangement is visually harmful, appearing discordant (plastic) and erodes the significance of the listed building.

The works proposed include higher capacity half-round Alumasc (aluminium) guttering with lookalike (cast) aluminium downpipes and matching collars, brackets, shoes etc. all decorated in black. There is a mixture of some grey/ beige, black and (it is understood) some green rainwater goods on site. It is understood that elements of grey / beige were an attempt to match in with later UPVC, and green is the standard Wentworth Hollybush BS 14-C-39. However, it is considered that for better consistency with the wider village (this elevation faces outwards) and the lowest visual intrusion, plain black is the most appropriate colour for this long run of guttering.

It is concluded that the proposed works are appropriate and acceptable to ensure the ongoing maintenance and conservation of this important listed building in Elsecar Conservation Area. Moderate weight is given to this material consideration.

PLANNING BALANCE & CONCLUSION

Over all the proposed works are considered to be acceptable. Consultees have either not commented or have supported the proposal subject to conditions. Moderate weight in favour of the proposal attaches to the heritage aspects of the proposal. The proposed works are considered to respect the special architectural and historic interest of the listed building and of the conservation area. Having balanced all material considerations, the proposal is considered to be in compliance with the development plan as a whole and the proposal is therefore, on balance, recommended for approval subject to conditions.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT FOR THE PROPOSED WORKS SUBJECT TO CONDITIONS

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable