



PLANNING CONSULTATION RESPONSE

Application No	2026/0726
Proposal	2026 0726 Erection of Single Storey Detached Outbuilding to Rear of Dwelling Redminster House Towngate Thurlstone
Address	Redminster House Towngate Thurlstone
Date of Consultation Reply	290926
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application is, in part, a revision to elements of earlier schemes approved under references 2021/0710, for an outbuilding and extension to Redminster House, and 2021/1028, for a detached summerhouse in a similar location to the east of the house. The current application proposes a detached garden building approximately 40 metres to the north-east of Redminster House, which is listed at Grade II under [NHLE 1286780](#). In commenting on the earlier proposals, I noted that, although direct lines of sight and intervisibility to and from the listed building may not be fully available, its setting remains an important material consideration. Views from within the garden directly in front of the principal elevation contribute to the setting of the listed building and, therefore, to its historic significance. Beyond direct intervisibility, the principal elevation of the listed building and the application site can also be seen together in context from various points within the garden. This suggests that the design of the principal elevation was conceived with views across the garden in mind. The previous iterations of the outbuilding were positioned slightly further forward, to the east, than the current proposal. The proposed outbuilding has a somewhat larger overall footprint and an elongated rectangular plan running east to west, with its rear, western edge closer to the listed building. However, despite this closer relationship, it would be tucked into a corner of the site where the trees and other garden structures would provide greater visual screening. The south-western corner of the building is also cut away to form an angled edge, reducing the extent to which this part of the building would otherwise project southwards. In terms of the form massing and materiality, I feel the design is recessive but high quality and adequately protects and enhances the setting.



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In my view, the revised location and design, together with the partly subterranean form of the structure, reduce its impact. Although the footprint is larger than previously proposed, the low-rise form results in a correspondingly limited degree of visual intrusion into the setting. Some views of the glazed eastern elevation, with Redminster House in the background, will clearly be possible. On balance, however, the principal areas of the existing garden would remain largely unaffected. I therefore consider that the proposal would not be unduly intrusive and would not harm the setting of the listed building. Accordingly, the application complies with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF policies HE4–HE6 and Barnsley Local Plan policies HE1 and HE3. I therefore raise no objection.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: