



PLANNING CONSULTATION RESPONSE

Application No	2025/0912
Proposal	Erection of single storey side and rear extension and creation of parking facilities to the front of the property.
Address	55 Armroyd Lane, Elsecar, Barnsley, S74 8ET
Date of Consultation Reply	25.11.2025
Consultee	Charlie Atkinson Design & Conservation Apprentice

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 planning permission for the erection of a single-storey side and rear extension, together with the creation of parking facilities to the front of 55 Armroyd Lane, Elsecar.

The property at 55 Armroyd Lane was previously subject to a planning application (2025/0318), which proposed a two-storey side extension and a single-storey rear extension with associated parking arrangements. That application was approved on the condition that materials matched those of the existing dwelling.

The site in question lies within the recently extended Elsecar Conservation Area. While the building itself is not of historical interest, the designation primarily reflects the historic landscape to the west, illustrating Elsecar's pre-industrial character rather than the individual contribution of properties along Armroyd Lane. The dwelling appears to date from the inter-war period, as it is shown on the 1960 OS Map and is therefore assumed to have been constructed post-1948.



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Due to cost considerations, the current proposal has been reduced to a single-storey side and rear extension. Previous comments regarding materials have been noted: the original scheme proposed Dark Red Dragwire brickwork. The revised proposal has respected this condition and has retained the dark red Dragwire brickwork on the front elevation but has introduced a one-coat render finish to the side and rear extensions, with matching roofing.

Although this change may seem minor, the introduction of render is considered out of keeping with the character of the conservation area and the architectural interest of this inter-war property. If the render was omitted and replaced with the matching brickwork consistent with the main elevation and wider building, the development would be acceptable from a conservation perspective.

Subject to this amendment, the proposal is recommended for approval.

08.12.2025 - Updated comments agreed with the planning officer.

As works had already commenced on site, and the breeze block walling for the render was in situ, a compromise was proposed by the planning officer to implement a brick-effect render in line with the comments above. While the rationale for a brick-effect finish could be seen as a compromise, the quality of such finishes is typically unconvincing and generally poor. Therefore, on balance, I consider a solid colour render, as proposed, to be acceptable given that the building itself holds little architectural merit.

NO OBJECTION*		
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: