



PLANNING CONSULTATION RESPONSE

Application No	2026/0343
Proposal	2026 0343 Erection of Extensions Incl Formation of Lower Ground Floor FFL Reconfig and External Works Anchor Farm Elmhirst Lane Dodworth
Address	Anchor Farm Elmhirst Lane Dodworth
Date of Consultation Reply	170626
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 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

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application seeks permission for various alterations to the existing dwelling at Anchor Farm, off Elmhirst Lane. Anchor Farm is located approximately 300m to the north-north-east of Field Head Manor, which comprises three individually listed buildings ([NHLE 1151773](#), [NHLE 1192941](#), [NHLE 1314725](#)). Collectively, these buildings formed what was formerly a small farm hamlet, now converted into several separate dwellings. Some of these dwellings have undergone modern alterations and additions, but the most notable change has been to their setting. Silkstone Golf Club clubhouse, for example, is a large purpose-built modern two-storey structure of red brick, tiles and other modern materials, serving the golf course that occupies the majority of the fields to the north and east of the listed buildings. There is also a large car park to the east.

The application site lies to the north of, and slightly downslope from, the listed buildings, at a distance of approximately 300m. Access to the dwelling is gained by a road lined with mature trees on both sides. These trees screen views to and from the application site from the environs of Field Head Manor, with the result that there is no intervisibility between the two. Although the rear gardens of 2 and 3 Field Head Manor, and the Long Barn to the east, allow views across the wider landscape, Anchor Farm is entirely screened from view.



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Anchor Farm is itself a modern building and has no historic or functional relationship with Field Head Manor beyond its location within the fields to the north, which may once have been owned or leased in connection with Field Head. Given the screening and the wider landscape context, I consider its overall contribution to the setting of the listed buildings to be negligible. Consequently, I consider that the proposed alterations would have little impact on that setting. As such there will be no harm to the heritage significance of the listed buildings at Field Head Manor. I therefore raise no objections or have further detailed comments to make on the proposal.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: