



PLANNING CONSULTATION RESPONSE

Application No	2026/0533
Proposal	2026 0533 Demolition and Replacement of SS Rear Extn Replacement Boundary and External Alterations 19 Church street Cawthorne
Address	19 Church Street Cawthorne
Date of Consultation Reply	290726
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 for the demolition of a rear single storey extension, its replacement with a new single storey extension, the re-rendering of the existing two storey rear extension, and replacement boundary treatment. The property is close to the historic core of the Cawthorne Conservation area and is in the setting of a number of designated and undesignated but locally significant heritage assets. These include the grade II* All Saints church ([NHLE 1191523](#)) 75m south, and the listed drinking fountain ([NHLE 1151778](#)) circa 40m to the west. It is located adjacent to the Spencers Arms which itself is a prominent landmark within the village. The core historic property appears to be present on the first edition 1850 six-inch map, but the overall legibility of individual properties is somewhat unclear. However, the 1891 map clearly shows the house, close to / attached to another now demolished dwelling to the north. The Spencers Arms appears on this map but the northern leg of an L shaped property in between the pub and 19 Church Street has now been lost. This demolition accounts for the large opening in the street frontage (now occupied by the pub car park) and the change in stone type (currently painted) on the roadside elevation of the Spencers. The roadside frontage of 19 Church Street is double fronted with a central doorway in square coursed stone with ashlar windows and door dressings and quoins. There is a single stack on the southern gable (one pot capped) and there is a rear two storey flat roofed extension in buff brick which appears to be mid to later C20 in date. A further flat



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roofed singled storey extension extends off the two-storey rear with continuous glazing its NE and SE elevations. The main roadside cottage has clear architectural and historic group value to the conservation area, but the flat roofed extensions in buff brick are of no historic significance. The proposal seeks permission to remove the cement render on the gable of the historic core building, and re-expose the stonework, making this good in terms of pointing.



1891



To the rear, the proposal includes the application of a cream render finish to the existing two-storey element, together with the remodelling of an existing window opening to form a rear doorway. The existing flat-roofed single-storey rear extension would be removed and replaced with a new single-storey extension constructed in stone. This would incorporate a corner window, a mullioned window and a rear-facing doorway. The proposed roof would be finished in GRP and include two flat-topped rooflights. The existing fence is replaced with a stone boundary wall with fencing between piers at the upper level.

Having regard to the limited positive contribution made by the existing two-storey and single-storey rear extensions to the character and appearance of the conservation area, I do not consider that the proposed works would result in harm to its significance. The removal of the cement render from the historic gable, its repair and repointing, the rendering of the later twentieth-century brickwork, and the replacement single-storey extension would provide a more coherent and sympathetic architectural treatment to the rear of the building. The proposal would therefore better respond to the character, materials and appearance of the host dwelling and would sit more comfortably within the immediate and wider conservation area. On this basis, the development would preserve and enhance the character and appearance of the conservation area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Local Plan Policies HE1 and HE3. I therefore raise no conservation objection.

Suggested conditions below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:



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- The stone used in conjunction with the development shall be natural sandstone laid in courses to match that of the historic host dwelling.
- The repair and re-pointing of the historic gable shall utilise matching natural sandstone (if required) and shall be pointed in a natural lime mix as follows: 1 part NHL 3.5 to 3 parts well graded aggregate or washed river sand. The joints shall be brushed back to exposes the arises and form a slight concave joint of circa 2-3mm.
- Rainwater goods and soil pipes shall be black

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE

Consultation Informative(s):

Planning Obligations required: