



PLANNING CONSULTATION RESPONSE

Application No	2026/0810
Proposal	2026 0810 Installation of 2no. Dormer Windows on the Front Principal Elevation 53 Keresforth Hall Road Kingstone
Address	53 Keresforth Hall Road Kingstone
Date of Consultation Reply	021026
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

Policy

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II* identified as being 'of the highest significance'.

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 HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

Conservation Comments:

This application seeks permission for the installation of two rooflights within the front, roadside roof elevation of 53 Keresforth Hall Road, which faces north-east. I have previously commented on the character and contribution of the host dwelling in responses to applications 2026/0021 and 2026/0481. The house is modern, having been constructed sometime between 1948 and 1960. It is built in red brick and has a plain, concrete-tiled hipped roof which overhangs a simple corbelled frieze. The principal façade is broadly symmetrical, arranged over six bays and two storeys, with six-over-six-light Georgian-style windows. A shallow ground-floor portico, supported on plain columns with a pediment above, marks the front entrance. To the north is an attached, single-storey blind hipped range, together with a detached two-storey, two-bay garage block incorporating first-floor windows and a pyramidal roof. To the rear, the main body of the house is similar in appearance to the frontage, although the attached single-storey side range and garage incorporate pedestrian access at ground- and first-floor levels, the latter reached via steps. The landform falls



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away to the south-west at the rear. In summary, the house displays a degree of architectural character and detailing but is of no historic merit. It is neither listed nor otherwise protected, including through local listing. Across Keresforth Hall Road to the north-east is a southern spur of the Grade II Registered Park and Garden (RPG) of Locke Park, approximately 26 metres away; the effect of the proposal upon its setting is therefore a relevant consideration. Despite this proximity, the dwelling is clearly modern and, although pleasant in appearance, makes no contribution to the setting or historic significance of the RPG.

I have no concerns regarding the proposal to add two gabled dormer windows to the principal roof slope. Although this detail is not ubiquitous, similar examples can be found at Hudroyd House, approximately 50 metres to the east, and at 43 Royd House, approximately 100 metres to the north. Those examples are half-gabled dormers, but they nevertheless demonstrate that the detail is not unknown in the area. More generally, the forms, details, styles and materials found along Keresforth Hall Road are varied. The dwellings have no consistent group value and there is no predominant or distinctive architectural style. Against this context, the introduction of two gabled dormers would be in keeping with the appearance and character of the host dwelling. The roof is also sufficiently large for the additions to remain proportionate. In summary, I feel the proposal would neither intrude upon nor harm the setting of the adjacent RPG. It therefore accords with NPPF HE4–HE6 and Barnsley Local Plan Policies HE1 and HE4, and I raise no objection.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: