



PLANNING CONSULTATION RESPONSE

Application No	2026/0685
Proposal	2026 0685 Erection of Detached Dwelling (Use Class C) with Associated Works Including Parking and Landscaping Land Adj Berry Fold Cottage Berry Lane Howbrook
Address	Land Adj Berry Lane Cottage Berry Lane
Date of Consultation Reply	090926
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed works would harm the national importance or setting of the asset included on the schedule (of Ancient Monuments).

Ancient Monuments and Archaeological Areas Act 1979

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

- Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance.

Barnsley Local Plan Policy HE3: Developments Affecting Historic Buildings

- Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance

Barnsley Local Plan Policy HE6: Archaeology

Conservation Comments:

This application seeks planning permission for a new dwelling on a plot which previously benefited from approval for a single dwelling, together with a further dwelling on the adjacent plot, next to Berry Fold Cottage in 2024 under applications 2024/0460 and 2024/0462. The principle of demolition and redevelopment has therefore already been established. The current application relates to the easternmost plot, presently occupied by the roadside brick-built outbuilding, which was formerly considered under application 2024/0460. Although the submitted scheme differs from the earlier approval, the historic context of the site and a number of the previous conservation comments remain relevant.



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The site lies approximately 100 metres south-west of the junction between Berry Lane and Hollinberry Lane in Howbrook. At this junction is a Scheduled Ancient Monument, comprising a wayside cross ([NHLE 1011757](#)). The cross is medieval in origin and, although its head and part of the shaft are missing, it remains a good example of an unaltered, in situ wayside cross positioned at a historically significant crossroads.

The application site is relatively close to the scheduled monument, but there is no direct intervisibility because of the bend in the road and the screening provided by intervening vegetation and trees. As a result, the site makes only a limited direct contribution to the setting and significance of the designated heritage asset, and harm arising from development at Berry Fold Farm is unlikely.

The proposal site and its existing structures are of some age, appearing on the first edition six-inch Ordnance Survey map, with Berry Fold Farm and the attached barn shown in a broadly similar layout to that which exists today. It is clear, however, that development of the site, including the garages, and repair or alteration to adjacent structures has taken place. These changes appear to have been undertaken sympathetically and, although the layout of the site may have altered slightly, its overall historic interest and character remain legible. Berry Fold Farm therefore continues to make a positive contribution to the wider group value of historic agricultural sites in the vicinity.

The proposal may require the demolition of the small roadside structure, which appears to have originated before 1851, with its existing relationship and plan form established by the 1891 map and broadly surviving today. The building is partly stone, with side elevations in red engineering brick, and appears to be a fragment of an ancillary building associated with Berry Fold Cottage. Clarification is required as to whether demolition of this structure is actually proposed, as the landscape plan appears to show retention of a red structure but provides limited detail on what this represents.



1850-51

With regard to the proposed development of the site with a three-storey dwelling, including a lower ground floor to the north, I have no objection in principle. Although the proposed dwelling is larger than the previous scheme, includes a lower ground floor, and makes fuller use of the fall in levels towards the stream at the rear, the front and side elevations remain broadly comparable with the previously approved design. I note the proposed use of natural sandstone for the walls, slate for the roof, and the generally traditional form and appearance of the principal elevations.

The front elevation is appropriately restrained. The rear elevation includes some details which are less characteristic of the local vernacular, including a Juliet balcony, a walk-out balcony, and several full-height glazed openings. However, this part of the building would not be fully visible from the public realm, with only side and oblique views likely to be available. On that basis, some relaxation of a strictly traditional approach to the rear elevation is considered acceptable.

I do, however, have concerns regarding the canopy over the front door. Its offset and open form reads as a distinctly modern intervention and does not sit comfortably with the otherwise traditional character of the neighbouring historic properties. A simple pitched canopy, with the roof set just below the first-floor window and supported on timber or oak framing/posts, would provide a more sympathetic detail.



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I also note the liberal use of large rooflights or patent glazing, which appears somewhat out of keeping with the historic and traditional character of the setting. These elements would be more sympathetic if reduced in number, broken up into smaller units, and specified as conservation rooflights: black, low-profile units with a single vertical glazing bar and a vertically emphasised proportion.

Finally, I am aware that neighbouring buildings, including the garages erected under application 2011/1079, incorporate quoins to the wall corners. This detail adds a degree of architectural character and gives new development in this setting a more authentic and convincing appearance. I would therefore suggest that quoins are also incorporated into the current proposal.

Subject to the above clarification and design amendments being secured, I feel the proposal would result in limited heritage harm and I would raise no objection from a conservation perspective.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

Assuming design changes can be agreed I'd suggest the following as before:

- Walls shall be natural coursed sandstone of a type, face dressing, coursing detail, and pointing style (recessed to a 2-3mm concave joint) to match the buildings in the immediate vicinity at Berry Fold Farm.
- The roof shall be covered by either natural grey slate or a good quality artificial alternative with thin / riven leading edges that matches natural slate closely.
- Windows and doors shall be mounted in the reveal a minimum of 100mm
- Gutters, rainwater and downpipes shall be black.
- Boundary treatments shall be drystone walls with half round toppers to match those on the site adjacent.

Consultation Informative(s):

Planning Obligations required: