



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0084
<b>Proposal</b>	2026 0084 Conversion of 2 No. Residential Flats into 1 No. 4 Bed Dwellinghouse 35 Huddersfield Road Barnsley
<b>Address</b>	35 Huddersfield Road Barnsley
<b>Date of Consultation Reply</b>	170226
<b>Consultee</b>	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 what amounts to largely internal changes to revert 35 Huddersfield Road back to a single dwelling from the existing arrangement of two flats. The house is close to junction with Cockerham Lane and is somewhat typical of the larger mid to later Victorian dwellings along Huddersfield Road. The principal western elevation is of a relatively high architectural quality. The northwestern corner breaks forward of the rest of the façade with a ground floor bay window. The walls are in thinly bedded square coursed sandstone with ashlar quoins and an ashlar string separating the ground and first floor. The roof is hipped and in Welsh slate with two stacks. The dressings to the windows and doors are high quality, with expressed edges, mouldings, chamfered inner edges, and various scroll and decorative motifs visible. The original front door has an arched / glazed light over which is topped with a large hoodmould and keystone. To the side elevations the decoration is reduced but stone is still in evidence. The rear and later extension is conspicuous when viewed from Cockerham Lane. However, stone is still used on the rear elevation with only the side elevation being in red brick. Overall, in form, appearance and historic interest 35 Huddersfield Road has individual value but also contributes positively to the conservation area group value.

I note from the heritage statement that 35 Huddersfield Road was built in 1872 as a large family home with bedrooms at first floor level and living rooms at ground floor level. There is evidence



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(highly likely) that the lower ground floor/cellar was used as servant accommodation. In 1932 some rooms were blocked off and a large extension built at the back to create an additional dwelling (35A Huddersfield Road today). In 1972 planning permission was granted to divide No. 35 into two flats. Flat 1 consisting of rooms on the ground floor and lower ground floor/cellar levels, plus the garage. Flat 2 with rooms at first floor level.

In order to achieve the internal reorganisation, the external changes are very limited and require only a single window on the first floor (Kitchen) that faces Cockerham Lane to be re-instated to its original appearance. The internal changes are similarly limited involving the removal of later stud walls and the re-instatement of the original room layouts, including opening the stair back to its former arrangement.

Overall, I see no harm to the proposal. In fact, reverting the two flats to a single dwelling and reversing internal partitioning and subdivision better reveals the individual significance of the house, enhancing its contribution to the conservation area. As such I feel the application accords with S.72(1), HE1 and HE3, and NPPF 212 and 219 and I raise no objections.

**NO OBJECTION\***

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**

**Planning Obligations required:**