



PLANNING CONSULTATION RESPONSE

Application No	2026/0535
Proposal	2026 0535 Erection of Extension to Existing Detached Garage Replace Flat with Pitched Playroom Roof Hudroyd House Genn Lane Ward Green
Address	Hudroyd House Genn Lane Ward Green
Date of Consultation Reply	130726
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 207/208: Requires Identification and assessment of heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight is 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 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 has arisen because the works to extend the garage and introduce a pitched roof, previously approved under application 2026/0045, have been implemented with a different design from the approved plans. This discrepancy was identified during the course of the works, and an enforcement case was opened. The roof structure and trusses are clearly higher than those previously approved, and the submitted plans now show that the roof space would accommodate a playroom above the garage and gym accommodation. Solar panels are proposed on the eastern roof plane, with three rooflights on the western roof plane, and a Juliet balcony is now shown within the southern gable. The increased roof height gives the building a somewhat top-heavy appearance and, in design terms, the resultant form appears slightly unwieldy. However, in relation to the wider setting, and specifically the setting of the Registered Park and Garden, the existing



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roadside wall will screen some views of the development, although the upward extension of the roof will clearly make the building more visible than before. I maintain that the adjacent road provides a degree of physical separation from the Registered Park and Garden, and that the garage is located in excess of 10 metres to the north of Hudroyd House. These factors help to reduce the visual association with the designated landscape and lessen the likelihood of cumulative visual intrusion within its setting. On balance, I consider that the increase in height would result in only a modest degree of visual intrusion within the setting and would not amount to harm to the significance of the Registered Park and Garden. Nonetheless, given that the roof will be more visible, the external materials should be sympathetic to the setting. I also consider it important that the rooflights are conservation-specific, so that their profile, detailing and finish sit more appropriately and harmoniously within the historic context. In addition, the submitted plans provide limited detail in respect of the Juliet balcony. I have therefore included draft conditions below, which may require further discussion. Overall, subject to the draft conditions set out below, I consider that the proposal would not harm the significance or setting of the Registered Park and Garden and would accord with Local Plan Policies HE1 and HE4, and paragraph 212 of the NPPF.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

The materials used in the construction of the garage walls shall match those used in the construction of the existing garage including stone type, colour, face dressing and pointing detail

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

The roof shall be covered using either a natural stone roofing slate or blue/grey slates or good quality riven artificial alternative that emulates this closely and shall be laid in diminishing courses with matching ridge tiles

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

The rooflights used in the development shall be conservation specific rooflights, low in profile, vertically emphasised, with a single vertical divider, and decorated black.

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

The doors of the Juliet balcony in the southern gable shall utilise dark grey frames which shall be mounted a minimum of 100mm in the reveal. The glazed balustrade shall be affixed directly to the stonework using glass clamps or a similar unintrusive fixing method

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

Consultation Informative(s):

Planning Obligations required:



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