

Heritage Statement

Application Site

Address: 379 Carlton Road, Barnsley, S71

Proposal: Extensions and alterations to existing dwelling

Applicant: Mr & Mrs Dobson

Agent: White Agus Ltd

Drawing Reference: 25-035-02D — *Plans and Elevations as Proposed (July 2025)*

1. Introduction

This Heritage Statement accompanies a Householder planning application for extensions and alterations to 379 Carlton Road, Barnsley.

The purpose of this statement is to assess the proposal's potential impact on the historic and architectural significance of the surrounding area, with particular reference to **Barnsley's Local Plan (adopted 2019)**, the **Barnsley Urban Fabric Appraisal**, and the **NPPF (2023)** requirements for development affecting the setting of heritage assets.

2. Site Context and Heritage Setting

The site is located within a residential area on the eastern side of Barnsley, approximately 2 km north-east of the town centre.

It is **not a listed building**, and **not located within a conservation area**.

The nearest designated heritage assets are:

- **St John the Evangelist Church (Grade II)**, Carlton Road, approximately **300 m to the north-west**.
- **Former Carlton Hall remnants**, around **250 m south-west**, a **non-designated heritage asset** noted in Barnsley's Historic Environment Record.
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The property itself is a **detached post-war dwelling**, with a **brick façade**, **pitched tiled roof**, and **two-storey gable projections** (as shown on drawing 25-035-01). Single storey sections to the eastern side of the property are to be demolished.

The dwelling sits within a generous plot with a mature landscape setting that contributes positively to the suburban character of this section of Carlton Road.

3. Relevant Local and National Policy

Barnsley Local Plan (2019)

The following policies are particularly relevant:

- **Policy HE1 – The Historic Environment:**
Development should conserve or enhance the significance and setting of Barnsley's heritage assets.
- **Policy HE2 – Design of Historic Buildings:**
Proposals should respect existing historic features and local materials.
- **Policy D1 – High Quality Design and Place Making:**
Development should respond positively to local character, topography, and townscape.
- **Policy GD1 – General Development:**
Development should not adversely affect visual amenity or the historic environment.
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National Planning Policy Framework (NPPF 2023)

Sections **194–208** provide guidance on conserving and enhancing the historic environment. Paragraph 202 requires that any harm to the significance of a heritage asset be weighed against public benefits.

4. Description of Proposals

The submitted drawings show:

- **The existing single storey sections to the eastern side of the dwelling are to be replaced with two storey side and rear extensions** to create a gym, wet room, enlarged kitchen, additional bedrooms and dressing/ensuite spaces.
- **Minor elevational alterations** including new window openings and internal reconfiguration.
- **Demolition of a small outbuilding** (indicated with broken lines on plan 25-035-02D).

All materials will match or complement the existing dwelling: red/buff facing brickwork, grey roof tiles, and white-painted joinery.

5. Heritage Assessment

The proposed works are entirely within the domestic curtilage of 379 Carlton Road and will not affect the fabric or setting of any listed or locally listed buildings.

Impact on Designated Assets:

The extensions will be visually contained within the existing plot. There is **no direct intervisibility** between the site and nearby listed structures (such as St John's Church) due to intervening housing and mature landscaping.

Impact on Non-Designated Assets:

The site's alterations will not alter the wider setting of Carlton Hall remnants or any other heritage landscape elements identified in the Barnsley Historic Environment Record.

Cumulative Townscape Impact:

The proposed scale and massing reflect the proportions of the existing dwelling. The materials and detailing are sympathetic, ensuring the development maintains the established suburban character and rhythm along Carlton Road.

6. Mitigation and Design Rationale

- Use of **matching materials** to ensure visual continuity.
- Retention of **existing access and mature landscaping** to preserve the site's character.
- Reduction of roof massing through stepped elevations, ensuring subservience to the main dwelling.
- The **garage addition** remains within the existing boundary and is positioned to avoid visual dominance on the streetscape.

7. Conclusion

The proposed development:

- Preserves the character and appearance of the surrounding area.
- Causes **no harm** to the significance or setting of any heritage asset.
- Meets the objectives of **Barnsley Local Plan Policies HE1, HE2, D1 and GD1**, and aligns with the **NPPF (2023)** requirements for proportionate assessment.
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It is therefore concluded that the proposal **accords with local and national heritage policy** and should be considered acceptable in heritage terms.