

Application Reference: 2025/1039

Site Address: Garden Cottage, The Avenue, Wortley, Sheffield, S35 7DB

Introduction: Replacement of timber framed sash windows and external doors (Listed Building Consent)

Relevant Site Characteristics

The application relates to a cottage within the grounds of Wortley Hall. The cottage is characterised by a hipped roof and features various glazing on all four elevations. The 'original' windows appear a mixture of early and later C20 sash replacements and some older units with some original single glazed non-float glass evident.

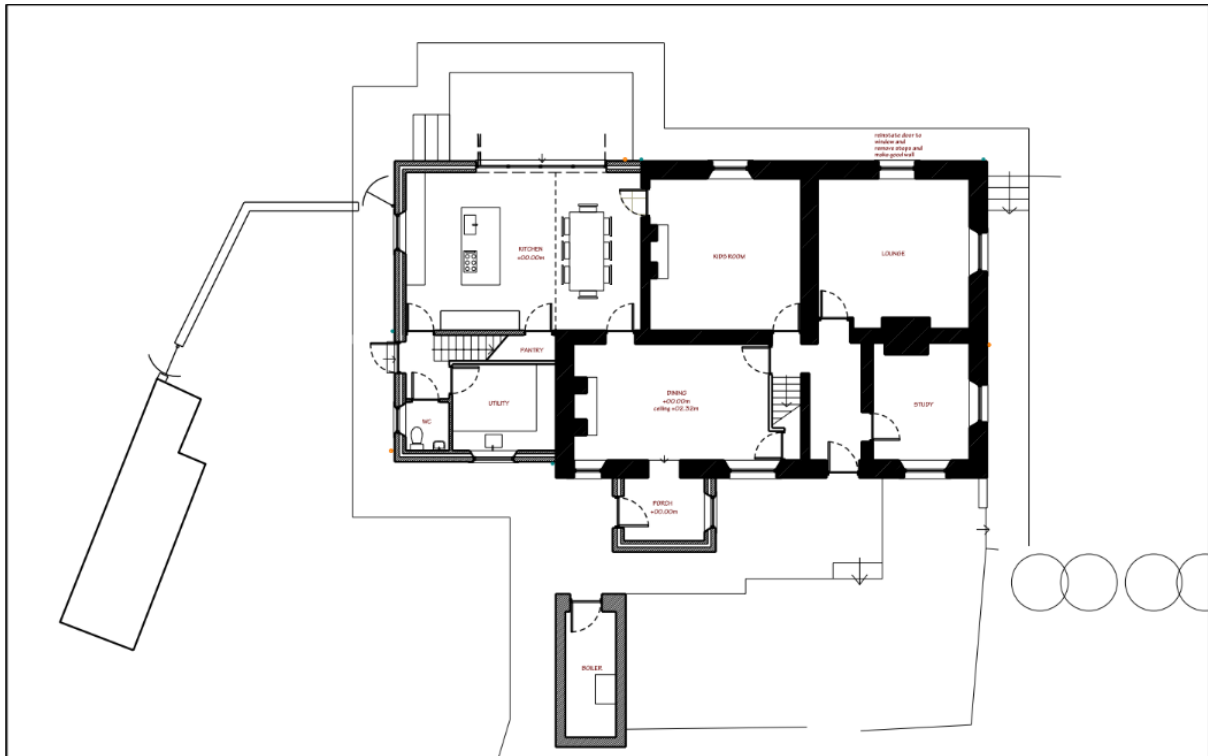
Access is located to the southwest of the site and is substantially screened by trees. The dwelling is within the site of Wortley Hall, a Grade II* Listed building within the area of Wortley. The site is also under Green Belt land allocation.

Planning History

Application Reference	Description	Decision
2012/1090	Erection of a two storey side extension and detached single garage.	Approved with Conditions
2012/1095	Erection of side two store extension and detached single garage to replace existing (Listed Building Consent).	Approve with Conditions
2014/0153	Demolition of existing single storey boiler room and erection of replacement single storey boiler room (Listed Building Consent)	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking consent to replace the existing sash windows with matching windows to the existing in terms of design and external appearance and to replace the east elevation door with a window.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory

status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Historic Parks and Garden-Wortley Hall, Green Belt, Greenspace

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice for Listed Building Consent was advertised on the 13th December 2025 with a consultation expiry date of the 8th January 2026.

Local Councillors – No Comments Received

Parish Council – No Comment Received

Conservation Officer – No Objection subject to conditions

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The building is within the siting of a Grade II* listed building. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore, provided that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building Conservation Area and Visual Amenity

The site sits within close proximity and is sited within the grounds of a grade II* listed building, as such, paragraph 205 of the NPPF requires Local Planning Authorities to identify and take into account heritage significance including the setting and the effect of a proposal. Great weight is given to an asset's conservation, irrespective of the degree of harm. Any harm to or loss of significance will require clear justification.

In line with the consultation response from the LPA's Conservation Officer it is agreed that the proposed window replacements pose no harm to the significance of the listed building.

The proposal does not negatively affect the setting of the listed building, nor the visual amenity of the surrounding area. The proposed glazing has been amended after discussions between the conservation officer and the applicant and window manufacturer to ensure a slim 4/4/4 double glazed unit is used. This ensures the proposed windows are not overly chunky and acceptable sight lines are maintained. White warm edge spacers have been agreed which are more akin to the light green decoration of the frames. Additionally, the external moulding and decoration replicates the existing appearance and allows for a sympathetic appearance.

Given the current windows are in poor condition and beyond economic repair, the proposed replacements are considered to be sympathetic to the historic character of the dwelling and are detailed to replicate the existing windows whilst improving performance and maintaining historic design.

In order to ensure the windows include the specific details which allow them to be considered acceptable, conditions have been agreed to by the conservation officer and will be added to ensure the windows are sympathetic to the historical character of the building.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such, this weighs substantially in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

The conservation officer has been in close contact with the applicant, architect and window manufacturer to ensure the specific details of the window matches what would be considered acceptable. An additional proposed elevation was requested in order to show the change to the east elevation of the dwelling from the door replaced by a window. Elevations were received on the 30th January 2026.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the

determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans

20251039 Window Sections received 3rd December 2025
20251039 Proposed GF Plan received 3rd December 2025
20251039 Proposed FF Plan received 3rd December 2025
20251039 Proposed Elevations received 30th January 2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The new windows shall replicate the existing windows in terms of their overall design, external appearance, the proportions of the individual lights, the glazing bar detail and external profile, and other external detailing including the appearance of the staff beads.

Reason: To ensure the significance of the listed building is conserved and enhanced in accordance with policies HE1 and HE3 of the Barnsley Local Plan.

4. The double glazing shall utilise thin units with a maximum of 4mm outer glass, 4mm cavity, and 4mm inner glass resulting in an effective overall depth not exceeding 12mm.

Reason: To ensure the significance of the listed building is conserved and enhanced in accordance with policies HE1 and HE3 of the Barnsley Local Plan.

5. The warm edge spacers shall be in white to reduce their visibility and improve sight lines.

Reason: To ensure the significance of the listed building is conserved and enhanced in accordance with policies HE1 and HE3 of the Barnsley Local Plan.

6. The windows shall be sash in timber and decorated to match the existing, with spiral balances. All fixtures, fittings and furniture shall be satin to match existing.

Reason: To ensure the significance of the listed building is conserved and enhanced in accordance with policies HE1 and HE3 of the Barnsley Local Plan.

Informatives

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required

before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.