



PLANNING CONSULTATION RESPONSE

Application No	2026/0371
Proposal	Erection of two storey side extension, single storey rear and side extension and single storey front porch.
Address	2 Kensington Road, Old Town, Barnsley, S75 2TX
Date of Consultation Reply	15.07.2026
Consultee	Charlie Atkinson Design & Conservation Assistant

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 planning permission for the erection of a two-storey side extension, a single-storey rear and side extension, and a single-storey front porch at 2 Kensington Road, Barnsley.

The property is a late 19th century detached townhouse of 2.5 storeys and cellar. Built of coursed sandstone to the principal elevation, with render to the gable elevations and rear, the building retains several architectural features including stone heads and cills, together with a forward-projecting gabled bay with the existing entrance and modern porch.



The site lies within the setting of the Huddersfield Road Conservation Area, which was designated in 1974 for its architectural and historic significance. Whilst the property itself falls outside the conservation area boundary, its age, architectural character and visual relationship with the conservation area are considered to make a positive contribution to the character of the area. As such, the property is felt to possess local architectural and historic interest and is therefore considered to be a non-designated heritage asset.

It's also worth noting the adjacent boundary wall to the east, which is of particular architectural interest. The wall incorporates a form resembling a Flemish gable with an integrated chimney. Based on research and discussions, the structure is thought to represent a historic hot wall, potentially associated with a former glasshouse and used historically for the cultivation of fruit trees and other produce. Whilst its exact origins are uncertain, it's considered to contribute positively to the historic character of the site.



From a conservation perspective the proposed development is considered acceptable. The extensions retain the overall character of the building and are sympathetic to its surroundings and the setting of the conservation area. In general, they are proportionate and sympathetically scaled and adequately suit the host dwelling. Importantly, the proposed extensions are primarily located to the west of the property and are not considered to result in harm to the significance or appreciation of the historic wall to the east. Whilst it is assumed that materials will match the existing as indicated within the application, conditions are recommended below to secure the building's finish.

NO OBJECTION*		
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		



BARNSLEY

Metropolitan Borough Council

- The facing stone to the proposed development shall match the existing building in terms of colour, general grain size, type of face dressing, and method of coursing.
- The roof materials to the proposed development shall be good quality artificial grey slate or natural to match the existing.
- Rainwater goods including guttering and down pipes shall be black.
- The windows shall be aluminium and white in colour.

Consultation Informative(s):

Planning Obligations required: