

Application Reference: 2025/0313

Site Address: 11 Hall Close, Worsbrough Village, Barnsley, S70 5LN

Introduction:

This application seeks Listed Building Consent for the Removal of an internal wall to combine kitchen and dining room.

Relevant Site Characteristics

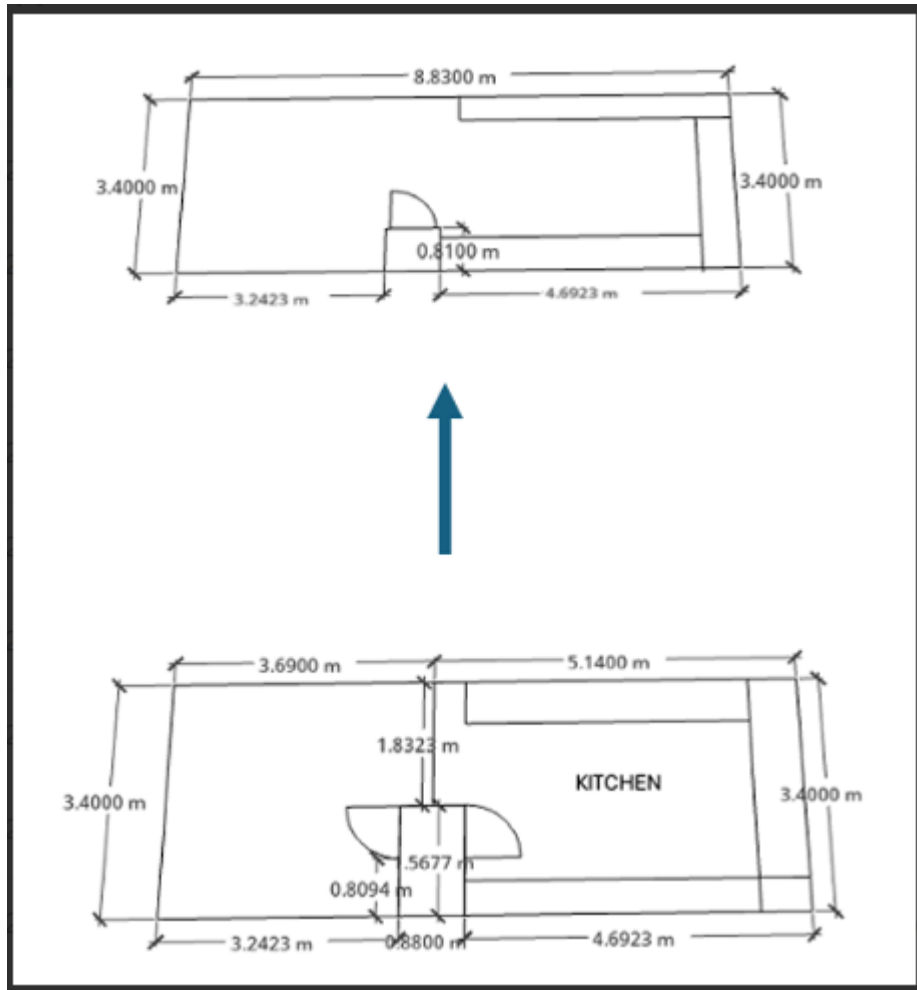
The property is a Grade II listed building within the Worsbrough Village area. Although the property is listed, it has been internally modernised in order to incorporate flats in 1990. The wall the application relates to is non-structural with modern skirting, door surrounds, detailing and decoration.

Site History

Application Reference	Description	Status
B/78/0014/LB/WB	Conversion of Hall into 7 dwellings (Listed Building)	Historic Decision
B/78/3815/WB	Conversion of hall into 7 dwellings (Listed Building)	Historic Decision
B/80/0050/LB/WB	Formation of arches in existing stone wall (Listed Building)	Historic Decision
B/90/0965/WB/LB	Convert existing Hall to 7 dwellings and erect 4 dwellings and repairs to Worsbrough Hall (Listed Building)	Historic Decision
B/90/0966/WB	Convert existing Hall to 7 dwellings, erect 4 dwellings and repairs to Worsbrough Hall	Historic Decision
B/92/0706/WB/LB	Alterations to West Wing (Listed Building)	Historic Decision
2013/0260	Replacement of existing windows - listed building consent	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission remove an existing internal, non-structural wall between a kitchen and dining room in order to create one kitchen-diner.



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 – Urban Fabric / High Hoyland Conservation Area

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.

National Planning Policy Framework

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 29th April 2025 with a consultation expiry date of the 21st May 2025.

No representations have been received.

Local Councillors – No Comments Received

Historic England – No consultation required

Conservation Officer – No Objection

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 Grade II listed. 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. The building was initially listed in connection with its ancillary service to Worsbrough Hall to the south of the site. The building has been listed in

recognition of its special architectural and historical significance. 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

In line with the consultation response from the LPA's Conservation Officer it is agreed that given the internal modernisation of the building, the removal of the non-structural would be of minimal scope and would not impact on the special interest of the listed 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.

Visual Amenity and Impact upon Conservation Area

The proposal will not harm the external appearance of the listed building or the visual amenity of surrounding area within Worsbrough Village and especially in context with Worsbrough Hall. The proposal is therefore considered acceptable in terms of visual amenity and its impact on the conservation area. 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/ Refuse

Justification

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.