



PLANNING CONSULTATION RESPONSE

Application No	2025/0259
Proposal	2026 0259 Demolition of Dwelling (Retro) Erection of 1no detached Dwelling with Integral Garages Oak Tree Cottage 1C Chapel Lane Billingley
Address	Oak Tree Cottage 1C Chapel Lane Billingley
Date of Consultation Reply	120526
Consultee	Tony Wiles Senior Conservation Officer

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 is a further revision to earlier proposals for alterations to the former dwelling, Hirst Cottage, approved under 2024/0467. During the approved partial demolition works, the cottage was demolished in full, which led to a retrospective application for a replacement dwelling under 2025/0153. The initial submission proposed a significantly altered and larger design, to which we objected. Although only fragments of the original cottage remained, my earlier comments concluded that its demolition caused harm. They also set out the steps taken to secure a rebuild that would respond more sympathetically to the site and preserve and enhance the character of the conservation area:

Comments on 05.12.25:

'The building was demolished in its entirety, contrary to the approved plans (2024/0467). This resulted in the total loss of the previous cottage and introduced harm to the conservation area which was extremely regrettable. Following the demolition, revisions to the proposal included increases in size, and footprint as well as various incongruous design elements. I objected to this due to the lack of sympathy with the character of the conservation area and the lack of mitigation'.



Following detailed discussions, updated plans received under 2025/0153 were more sympathetic and addressed the main concerns raised following the demolition:

'the newest plans are in my view sympathetic to the character of the conservation area and in general reflect the scale and appearance of the originally approved plans. The scale, massing, materials and architectural detailing are less grandiose than previous iterations and more akin to the local vernacular. The design does include a full height (cart type) glazed opening that reflects that of a barn conversion. It is therefore more agricultural in style and less domestic as per the original appearance of the cottage. There are however plenty of examples of such a feature elsewhere in the conservation area and on balance I feel it would be incorrect to insist this is out of keeping. Overall, the use of coursed stone, and slate to the roof, aligned with the more restrained design show a design that I feel will adequately preserve and enhance the character of the conservation area. As such, I feel this new proposal accords with S.72(1), HE1, and NPPF 219.'

This application (2026/0259) further amends the design approved under 2025/0153. The central full-height front opening has been removed and replaced with a slightly recessed ground-floor entrance, with a mullioned window above separated by masonry. The dwelling now has strongly symmetrical side wings flanking the entrance, each with two four-light mullioned windows at ground-floor level and two at first-floor level. In plan form, the building remains similarly positioned and arranged, but the main house is now deeper on the north-south axis. Additional accommodation is also proposed above the integral garage, served by conservation rooflights. Overall, this results in a larger dwelling than the previous scheme. The roof span is noticeably wider and the roof pitch correspondingly shallower. In general, the building has greater visual mass than the demolished cottage and moves away from an agricultural vernacular towards a more domestic appearance. That said, there are comparable examples within the village, including properties of similar size and scale elsewhere in the conservation area, such as along Back Lane and Barn Owl Close. In my view, the loss of the original cottage fragment remains harmful. However, considered on its own merits, I do not consider this latest redesign to be harmful to the conservation area. The changes newly proposed are relatively restrained and the dwelling will appear similar to the previously approved scheme but marginally larger. The proposed use of high-quality materials helps to offset the increase in scale, which is welcomed. I also consider the increased size unlikely to affect views from the entrance onto Chapel Lane, although it may have a limited additional impact on immediately neighbouring properties. Even so, I consider the redevelopment of the site in this revised form unlikely to harm the character or appearance of the conservation area. Consequently, I would suggest the proposal accords with S.72(1), HE1, and 219.

For completeness, I've again suggested conditions below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

- The facing stone shall be natural sandstone matching the neighbouring buildings in the conservation area closely in terms of colour, grain size, type of face dressing, and method of coursing. A one-metre-square sample panel of stonework showing the pointing and coursing will be required and the details approved in writing by the local planning authority. The approved panel shall be retained on site until the construction of the building has been completed.
- Pre-commencement / On commencement - a sample of all external materials shall be submitted and approved in writing by the local planning authority.
- Pointing to the external walls shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
- The roof will be covered by artificial stone slates with matching ridges bed in mortar.



BARNSLEY

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- All windows to be used in the construction of the building shall be constructed in metal / alu PPC. Windows (and doors) shall be mounted in the reveal a minimum of 100mm.
- Window and door heads (and cills), mullions and quoins shall be dressing in natural ashlar sandstone.
- Rooflights to be genuine conservation rooflights, low in profile, vertically emphasised, with black framing and a single vertical divider.
- Gutters shall be ogee in section and black. Gutters, rainwater and downpipes shall be black.

Consultation Informative(s):

Planning Obligations required: