Application reference number	2026/0770

Application Type	Listed Building Consent

Proposal Description:	Installation of an external gas meter (Listed Building Consent)
Location:	Park Grange, Neville Avenue, Kendray, Barnsley, S70 3HF

Applicant	Ms G Greenwood

Number of Third Party Reps	None	**Parish:**	None
		Ward:	Stairfoot Ward

Site Description

Park House is a Grade II listed building located within Urban Barnsley within a predominantly residential area, interspersed with commercial units.

The building is a substantial late eighteenth-century detached building, constructed in stone, of three storeys and arranged with five symmetrical bays to the south-eastern elevation. Its historic elevations are formed in split-faced sandstone with ashlar detailing to the openings and quoins.

The ground floor of the principal house includes later nineteenth-century alterations, including three-sided bay windows, although the first floor and upper parts remain largely original, with raised surrounds and a central pedimented opening.

Relevant Site History

The site is subject to numerous planning applications and Listed Building Consents

Proposal

This application seeks Listed Building Consent for the installation of 1no external gas meter to the northern elevation of the building.

Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy HE1 Historic Environment
Local Plan Policy HE2 Heritage Statements and general application procedures
Local Plan Policy HE3 Developments affecting Historic Buildings
Local Plan Policy HE4 Developments affecting Historic Areas or Landscapes
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy GD1 General Development
Local Plan Policy SD1 Sustainable Development

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Chapter 3 – Decision making policies
Chapter 4 – Achieving sustainable development

Chapter 14 – Achieving well designed places
Chapter 20 – Conserving and enhancing the historic environment

The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets

Relevant Consultations:

Conservation – No objections
Historic England – No objections
Ward Councillors – No objections received

Representations

A site notice was placed nearby and a press notice placed in a local newspaper; no representations were received

Assessment

The main issues for consideration are as follows:

- The principle of the proposed works
- The impact on heritage assets

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 of the proposed works

The proposal involves external works to install a gas meter to the northern side elevation of the building; the proposal is acceptable in principle subject to assessment of the matters of detail below.

Impact on heritage assets

This application seeks listed building consent for the installation of a replacement external gas meter at the Grade II listed Park Grange / Park House. The building is a substantial late eighteenth-century detached house, constructed in stone, of three storeys and arranged with

five symmetrical bays to the south-eastern elevation. Its historic elevations are formed in split-faced sandstone with ashlar detailing to the openings and quoins.

The ground floor of the principal house includes later nineteenth-century alterations, including three-sided bay windows, although the first floor and upper parts remain largely original, with raised surrounds and a central pedimented opening.

The side elevation to which the new meter is proposed would be attached has been altered and includes a later twentieth-century timber lean-to conservatory. This element is clearly of limited heritage value and truncates the width of the northern ground floor elevation of the original house. The timber conservatory sits on a sandstone plinth above a rendered panel; as a feature, it is broadly discordant and contributes little to the historic or aesthetic value of the listed building.

The proposed gas meter is required to be located externally, as they are no longer permitted within cellar spaces. The unit is proposed to be finished in grey, to correspond with the lower grey rendered band. Its position is away from the principal and road-facing elevations and would therefore, be largely unseen by the public.

The conservatory makes a limited contribution to the building; the siting of the meter is on a secondary and much-altered elevation, and there is a lack of wider public visibility. As such, the proposal would not result in harm to the special architectural or historic interest of the listed building or its setting. Consequently, the proposal accords with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF policies HE4-HE6, and Barnsley Local Plan policies HE1 and HE3.

The Council's Conservation Officer has been consulted on the application and raised no objection to the development. As such, it is considered that the proposal is acceptable and in compliance with national and local policy regarding heritage assets and moderate weight in favour of the proposal is attached to this material consideration.

PLANNING BALANCE & CONCLUSION

In accordance with the provision of the NPPF (2026), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and Listed Building Consent should be granted.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS

The works authorised by this consent shall begin no later than three years from the date of this consent.
Reason: In order to comply with the provision of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The works authorised by this consent shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this consent.
Plan references
Location Plan
NCDB-GGW-A102 Rev A Site Plan
NCDB-GGW-A101 Rev A Existing and Proposed Elevations

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.