



PLANNING CONSULTATION RESPONSE

Application No	2026/0260
Proposal	2026 0260 Widening of Existing Access Point Dropped Kerb Driveway Part Demolition of Wall and Gate 540 Carlton Road Carlton
Address	540 Carlton Road Carlton
Date of Consultation Reply	090726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

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

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application seeks permission to widen the existing access to No. 540 Carlton Road from the south, off Carlton Road. The driveway is currently served by a double-leaf set of gates and a single-width dropped kerb, approximately 2.7m wide. The remainder of the frontage comprises a stone wall of around 1.5m in height, backed by a mature hedge of approximately 2m. The property is a mid-C20, two-storey, double-fronted detached dwelling in brick, with a conservatory to the western elevation and a two-storey rear projection, with the house all under a Welsh slate roof. The site is vacant on the 1948 OS map but appears on the 1960 map; I would therefore estimate its date to be post-war, around 1950. The property lies within the conservation area and directly opposite St John's Church, which is listed at Grade II ([NHLE 1151146](#)). In terms of the contribution made by No. 540 to the conservation area and to the setting of the listed building, I consider this to be minor positive. Although clearly a later dwelling, its form, detailing, materials and layout help illustrate the post-war evolution of the Carlton townscape. The submitted plans are fairly rudimentary but appear to show the demolition of part of the wall and the widening of the existing gateway by a further 2.7m. The opening would be extended to the south-west to allow two cars to access a new block-paved driveway, creating an effective opening in the wall of approximately 5.4m. The wall, hedge



BARNSLEY

Metropolitan Borough Council

and garden area immediately south of the property would need to be removed to accommodate this change. In terms of the value of the wall and the effect on setting, I would note that:

- The wall is appreciably earlier than the present dwelling and is shown on the first edition 1850 six-inch Ordnance Survey map, fronting an earlier property, since demolished, which was orientated north–south.
- The wall is comparable and complementary to the churchyard wall to the south and reflects a historic boundary treatment found elsewhere within the conservation area.
- No. 540 appears to have been included within the conservation area boundary in part because of its proximity to No. 2 Royston Lane, the Old Post Office, and the much-altered Nos. 536 and 538 Carlton Road, fragments of which are shown on early maps.
- No. 540 has some minor positive group value within the conservation area.
- The loss of the garden area would introduce a more extensive area of hard landscaping to the frontage, within the setting of the listed building.

Taken together, I consider the proposal would result in a minor level of harm to the setting of the church and to the character and appearance of the wider conservation area. It could also risk setting an unhelpful precedent for further loss of historic boundary treatment elsewhere in the area. While the principle of some improvement to the access is not necessarily unjustified, an effective driveway opening of around 5.4m appears excessive given the age, character and contribution of the wall and its wider setting. I would therefore suggest that the proposal is amended to a more balanced arrangement, with a narrower but extended gateway that improves visibility while retaining more of the wall and better protecting the setting.

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required:</u>		



BARNSLEY

Metropolitan Borough Council

--