



PLANNING CONSULTATION RESPONSE

Application No	2025/1075
Proposal	2025 1075 Change of Use from a 6 Person HMO (C4) to 9 Sui Generis 61 Longman Road Barnsley
Address	61 Longman Road Barnsley
Date of Consultation Reply	300126 and 020726
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 seeks change of use from a C4 HMO to Sui Generis (7 plus). The property in question is within the Huddersfield Road Conservation area at the north end of Longman Road. Numbers 51 to 61 occupy a small, terraced block of six bisected by the entrance to Caxton Street from the main run of terraces on Longman Road to the south. The properties have a consistent design, appearance, and materiality with the rest of Longman Road. This includes coursed sandstone frontages, brick side and rear elevations, bays to the ground floor and handsome dressed stone detailing to the front elevation. Some of the properties in the block have painted front elevations (over the stone) but retain their group value and lend a generally positive contribution to the wider conservation area.

The proposed change of use requires no external change, either to the envelope of the building or the exterior landscaping. The changes are purely internal requiring modernisation, three extra ensembles, and the provision of communal space to the relevant standard. Given the lack of any alterations to the exterior of the building, the degree of historic and architectural contribution to the group value of the CA will remain unchanged. Consequently, I see no harm to the historic significance of the conservation area and as a result, the proposal accords with S.72(1) and HE1.



BARNSELEY

Metropolitan Borough Council

Updated Comments 020726

Revised plans have been submitted that now propose an increase from a six person to a nine-person HMO. However, I again note that the proposal involves no alterations to the exterior of the building or its setting. As a result, the architectural and historic contribution the building makes to the wider conservation area would remain unchanged. Consequently, I see no harm (from the heritage perspective) and would advise the proposal still accords with S. 72(1) of the Act, policy HE1 of the Local Plan, and NPPF 212.

NO OBJECTION*		
---------------	--	--

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: