



PLANNING CONSULTATION RESPONSE

Application No	2025/0882
Proposal	2025 0882 Erection of 1 st Floor Extension with Rear Balcony Above Existing Side Extn to Dwelling the Arbour Beech Grove Kingstone
Address	The Arbour Beech Grove Kingstone S60 6NG
Date of Consultation Reply	12.11.25
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

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 for a front / side extension over an existing single storey extension that projects northwards. Currently the single storey projection accommodates a side lounge and a front facing entrance canopy plus a downstairs toilet with a pitched roof over. This two-storey building is a fairly unremarkable C20 dwelling in red brick and a pitched and tiled roof. Overall, it is of neutral merit with little extraneous architectural detailing. To the north is a small square (on plan) outbuilding / garage in matching materials with a pyramidal roof.

The plot is located in very close proximity (within 10m north) to the listed (former) Beech Grove Guest House. This is clearly much earlier and is listed for its architectural and historic special interest. It is now apartments, converted from a guesthouse under permissions in 2007 and 2009. The listed building is a relatively large building at four storeys with twin central full height bays. These are topped with an openwork balustrade and moulded brackets under cills and other decorative features. The standout feature is the method of construction being an early example of shuttered concrete facades (1873). The building has undergone C20 alteration and replacement (including windows and doors) but retains a good degree of its original fabric and decoration. What is not unaltered is the setting, with modern C20 housing in close proximity that has radically altered this. Once the listed building would have been relatively isolated and easily visible from the west with its single accompanying property (now demolished) to the north. Today the listed building is still visible from the grounds of Wentworth Castle but is set within a wider backdrop of modern



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housing and development that has encroached its setting. As such, the setting no longer contributes what it once did, and I feel development (even in close proximity) is unlikely to be materially harmful to the setting of the listed building.

The proposal seeks to extend to two storeys over the existing single storey to the north, away from the adjacent listed building. Given the degree of existing encroachment and change, and the relative lack of visibility in context with the listed building I feel the proposal is not harmful to the setting. As such I raise no objections or further detailed comments.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: