



PLANNING CONSULTATION RESPONSE

Application No	2026/0016
Proposal	2026 0016 Two and Single Storey Rear Extensions The Beeches Halifax Road Thurgoland
Address	The Beeches Halifax Road Thurgoland
Date of Consultation Reply	300126
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 follows an earlier pre-application submission for a slightly different design which included a larger extension at the rear and an extension of the long axis of the main house (to two storeys) over the existing garage. The proposal has now been revised but many of my comments from 2024, remain relevant. A detailed Heritage Impact Assessment (HIA) is also included as per my comments at pre-app which is welcomed. This sets out the history and development of the site, its context, setting, relative significance, and the impact of the proposal as per HE2 and NPPF 207.

The revised proposal seeks planning permission to extend to the rear of The Beeches which is a modern two storey house adjacent to the grade II Holy Trinity church in Thurgoland. The dwelling appears to be late C20 in date with the site vacant in 1960, once being in the curtilage of the vicarage to the west. However, this was developed following corresponding planning applications for the erection of two dwellings submitted between 1976 and 1978. The immediate setting is of note being adjacent to the churchyard and circa 23m west of the church but less than 3m from the shared boundary. There is significant tree and vegetation cover along the boundary with several mature trees and a dense hedge being present. I also note the presence of a TPO'd tree within the garden to the south that the BMBC Forestry Officer will no doubt have regard for. The church itself is obviously enhanced by its setting, and the churchyard contributes to its heritage significance. However, this is strongly delineated by its boundary. Moreover, there are several dwellings in the vicinity of the church which although built in sympathetic materials and design, are clearly modern. As such they provide a neutral contribution to the setting and do not contribute to the historic



BARNSELEY

Metropolitan Borough Council

significance of the listed building. The proposal seeks to extend to the rear in the area of the existing first floor walk out balcony. This will be removed and a two-storey gabled projection / ridge extends towards the south. This element of the proposal includes an exposed oak truss in the gable and a two-leaf sliding and glazed door behind an enclosed Juliet balcony with a glass balustrade. Mullioned side windows dressed in stone face east and west (respectively). At ground floor there are also large, glazed sliding doors on the east and south elevations. All new windows and doors are specified as metal PPC decorated in RAL 7016 (Anthracite). At the rear the glazing extends across the adjacent ground floor extension. This part of the proposal, enlarges the existing kitchen into an open plan diner and snug, with the existing boot room removed and re-built to create a side entrance and utility. Over the space, there are 3x rooflights in the new north and south roof planes. The side entrance also includes a small open porch with low sandstone walls and an exposed oak truss. The external facing and roof materials are to match the existing being coursed, pitched face sandstone and plain grey concrete tiles. It is worth noting that the entirety of the development will be invisible from the wider public realm when viewed from Halifax Road. From the direction of the church there will be some visibility of the rear extension. The HIA covers this in some detail noting that:

When viewed from the south and east elevation, from within the churchyard, the proposed extension to The Beeches will be visible through the Sycamore trees. Similarly, when viewed from the greenbelt farmland beyond the site to the south elevation, the proposed extension will be partially visible through the trees and rural hedging. The level of harm to the setting and context of place, which contributes to the significance of Holy Trinity Church, will be managed through a considered design approach that includes the proposed scale, materials and workmanship to The Beeches extension to ensure that the heritage values of the place in its context and setting will be sustained.

in order to mitigate potential harm:

'Careful consideration and planning must be taken prior to the commencement of the development works to The Beeches, to ensure that the proposals do not adversely impact on the context and setting of Holy Trinity Church and its churchyard, thereby reducing / mitigating any loss of aesthetic and historic significance to the Grade II listed church building and its grounds.'

Overall, my view is that if there is a harmful impact to the setting this is of very low level and far below the threshold of substantial. The scale, massing, details and materials proposed are not unreasonable and I feel overall the design is appropriate in this part of the setting of the church and similar to that of other dwellings in the vicinity. Consequently, I feel the proposal accords with S.66(1) of the LB & CA Act, NPPF 207, 208 & 212, and HE1, HE2 & HE3 of the Local Plan and I raise no objections. I would however suggest the conditions below as suggested in the HIA.

NO OBJECTION

*Delete as applicable

Consultation Suggested Conditions:

The stone used for the walls of the development shall be natural sandstone typical of the locality and shall match the existing in terms its overall appearance, colour, general grain size, coursing style and face dressing.

Pointing shall utilise a lime rich mortar and shall be finished with a slightly concave joint of circa 2mm.

Rooflights shall be low profile and decorated dark grey.

The new windows and doors shall be mounted in the reveal a minimum of 100mm and shall be Aluminium PPC decorated RAL 7016.

Rainwater goods shall utilise black ogee section gutters mounted on stone corbels (new extension only) with matching black downpipes.

The roof tiles shall be plain grey concrete rooftiles to match the existing.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

Planning Obligations required: