

Application Reference Number:		2026/0225.	
Application Type:		Full.	
Proposal Description:		Installation of external wall insulation.	
Location:		2, 3, 4, 6, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22 Gilbert Grove, Kendray, Barnsley, S70 3HE.	
Applicant:		Sustainable Building Services (UK) Ltd.	
Third-party representations:	None.	Parish:	
		Ward:	Stairfoot.

This application is being brought before members because the proposed development affects Council-owned properties.

Summary:

The applicant is seeking planning permission for the installation of external wall insulation and render finish to several Council-owned properties to enhance their thermal efficiency. The proposal appears to be part-retrospective with works undertaken to numerous properties and ongoing to others.

This proposal is considered acceptable regarding its impact on design, heritage and visual amenity, residential amenity, highway safety and biodiversity and geodiversity, and are attributed modest and moderate weight in favour of the development. There are no other material planning considerations that are considered to outweigh the need for and anticipated benefits of this development with regard to providing enhanced thermal efficiency to homes for numerous occupants.

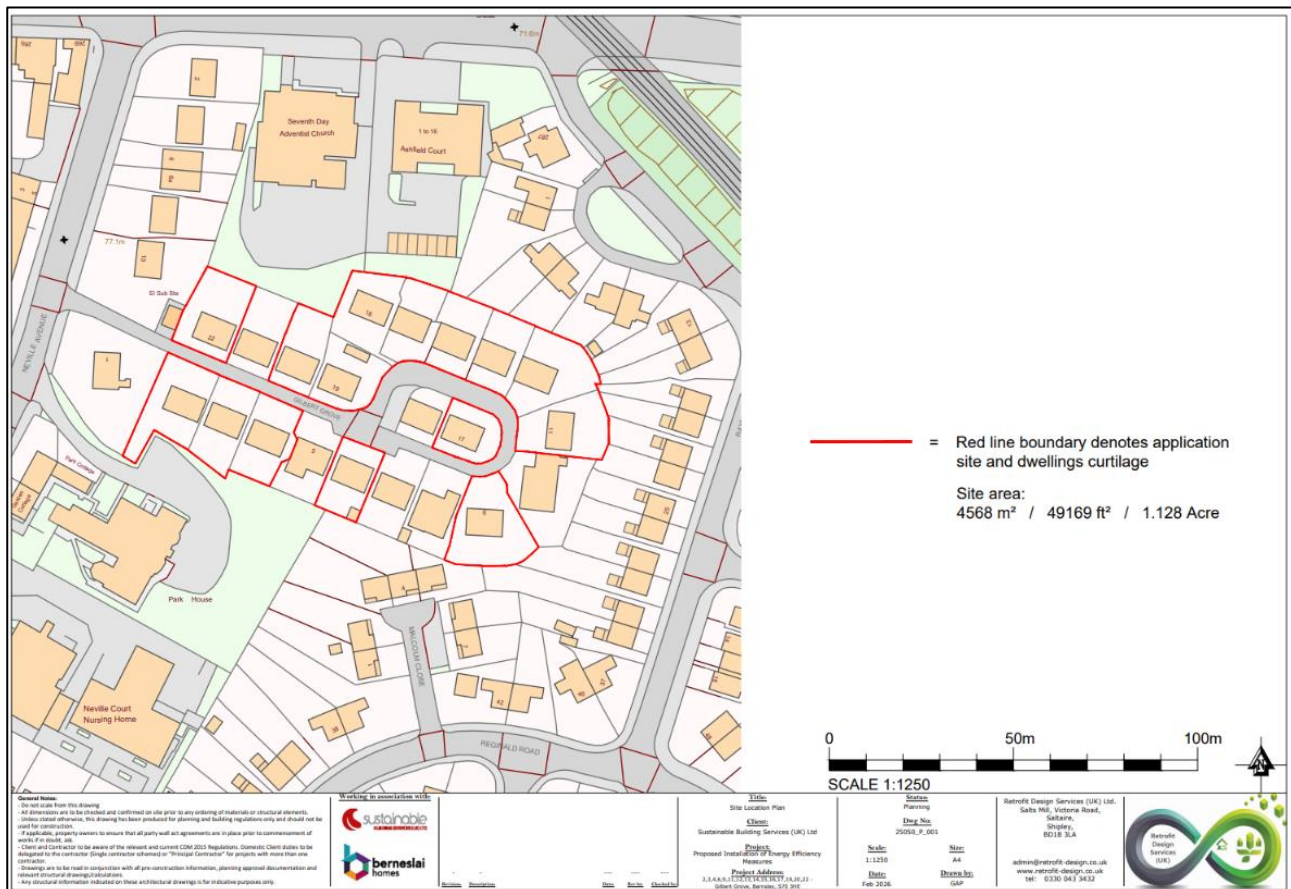
The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation: **APPROVE subject to conditions.**

Site Description

This application relates to several Council-owned dwellinghouses comprising detached bungalows which form part of an established residential estate located on Gilbert Grove. Access to Gilbert Grove is taken from Neville Avenue to the west. The surrounding area is principally residential with some small-scale commercial uses and premises located along Neville Avenue. The existing street scene material palette is varied comprising white timber cladding, grey and off-white render, and stone and brickwork.

The application dwellinghouses are uniform with regard to scale and appearance. Works comprising the installation of external wall insulation with a rendered finish have been undertaken to numerous properties and ongoing to others.

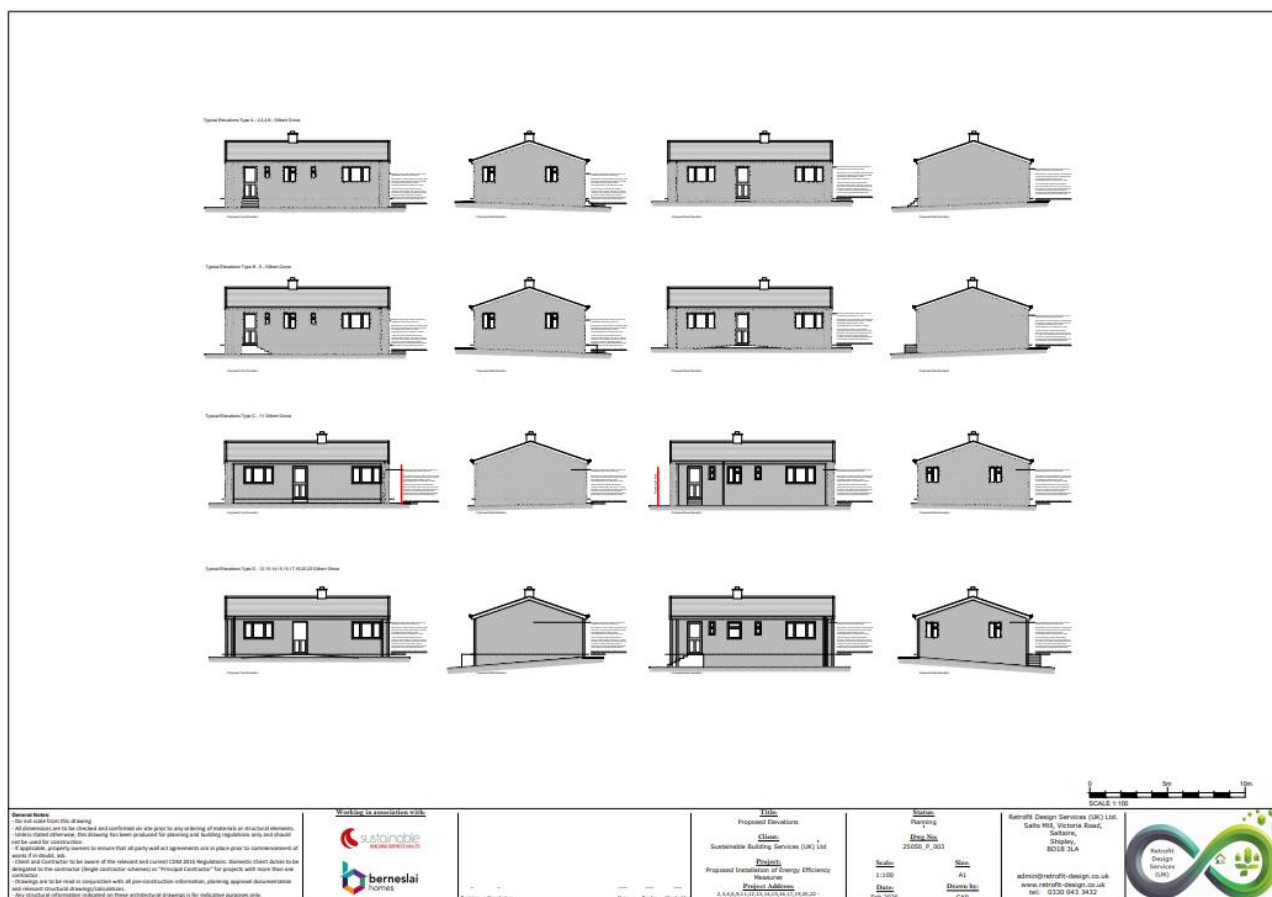


Planning History

There are no recent or relevant planning applications associated with the development properties.

Proposed Development

The applicant is seeking planning permission for the installation of external wall insulation and render finish to several Council-owned properties to enhance their thermal efficiency. The proposal appears to be part-retrospective with works undertaken to numerous properties and ongoing to others.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. There is a grade II-listed building located to the south.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 15: Conserving and enhancing the natural environment.*
- *Section 16: Conserving and enhancing the historic environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was placed nearby which expired 11th May 2026.

No representations were received.

Consultations

Local Ward Councillors	<i>No comment(s) received.</i>
Asset Management (BMBC)	<i>No comment(s) received.</i>
Conservation Officer	<i>No objection(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

While full planning permission is being sought, this development proposal represents householder development to several Council-owned properties.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters.

Impact on Design, Heritage and Visual Amenity

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

A grade II-listed building is located approximately 20 metres to the south of some of the development properties.

The Council's Conservation Officer was consulted; and it was stated that the development properties contribute very little to the setting of the grade II-listed Park House given that they are evidently C20 having been constructed between 1930 and 1948 and probably being post war housing.

The development properties were built on land located to the north of the grade II-listed Park House which would once have formed part of its curtilage. However, this is clearly no longer the case, and given the low to no contribution to the setting, the existing heavy screening by trees, and the physical separation and delineation of the curtilages, it is felt that no further details comments are required in this instance. Consequently, the Council's Conservation Officer raised no objections.

The LPA has no reason to disagree with the professional opinions of conservation colleagues in this instance, and this proposal is considered acceptable from a conservation and heritage perspective.

The existing street scene and surrounding area material palette is somewhat varied and comprises white-painted timber cladding, grey and off-white render, and stone and brickwork.

Prior to the external wall insulation and render works being undertaken the development properties benefited from a uniform appearance comprising stone and brickwork. While this proposal has markedly altered the external appearance of the development properties, this proposal does maintain an appearance that is uniform. The impacts on the character of the street scenes of both Gilbert Grove and Neville Avenue are considered to be significantly lessened by the fact that this proposal affects several properties rather than a single property. A single rendered property within a residential estate that comprises predominantly stone and brickwork-constructed dwellings would appear incongruous and would be much more prominent. The rendered properties – viewed together – are considered to sit comfortably within their varied surroundings with a relatively limited impact on the character of street scenes and visual amenity more generally.

Notwithstanding the above, the need for and anticipated benefits of this proposal regarding providing enhanced thermal efficiency to homes for numerous occupants is considered to outweigh any harms regarding visual amenity.

Considering the above, on balance, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to conserve or enhance the character and appearance of nearby listed buildings in accordance with Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies HE1: The Historic Environment, HE3: Developments affecting Historic Buildings, and D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Residential Amenity, Health and Pollution Control

It is not considered that the proposed internal and external alterations would contribute to significant increased levels of overshadowing, overlooking and loss of privacy, or reduced outlook.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any potential impacts are anticipated to be temporary and while the LPA would normally seek to control construction hours much of the proposed works have already been undertaken with only a small amount of works ongoing and nearing completion, and therefore, it is not considered necessary to impose such a condition in this instance.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking arrangements have not been would not be significantly impacted.

The proposal appears part-retrospective with works undertaken to numerous properties and ongoing to others. The works undertaken and ongoing only impacts the external appearance of the residential properties and has a negligible impact regarding highway safety.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls under one of the listed exemptions and is therefore not subject to BNG in this instance.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

While full planning permission is being sought, this development proposal represents householder development to several Council-owned properties.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Considering the above, the principle of development is considered acceptable.

This proposal is considered acceptable regarding its impact on design, heritage and visual amenity, residential amenity, highway safety and biodiversity and geodiversity, and are attributed modest and moderate weight in favour of the development. There are no other material planning considerations that are considered to outweigh the need for and anticipated benefits of this development with regard to providing enhanced thermal efficiency to homes for numerous occupants.

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.

Planning permission should therefore be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the approved plans:

25050_P_001 Site Location Plan.

25050_P_002 Site Block Plan.

25050_P_004 Proposed Elevations.

Design and Access Statement prepared by Retrofit Design Services (UK).

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

3. The external materials shall match those specified by the approved documents listed above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.