



PLANNING CONSULTATION RESPONSE

Application No	2026/0263
Proposal	2026 0263 Erection of New Dwelling Following Demolition of Existing (Custom Self Build) 28 Tivy Dale Drive Cawthorne
Address	28 Tivy Dale Drive Cawthorne
Date of Consultation Reply	030626
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 planning permission for the comprehensive redevelopment of the site through the demolition of the existing dwelling and its replacement with a new-build dwelling. The property currently on the site is a late twentieth-century bungalow constructed predominantly in red brick, with limited sandstone detailing. It is roofed in concrete pantiles and incorporates a front-facing gabled dormer. Although the dwelling lies just outside the Cawthorne Conservation Area, with the boundary running broadly north-south between Nos. 28 and 30, it nevertheless falls within the immediate setting of that designated heritage asset. In addition, the registered park and garden at Cannon Hall (NHLE [1001159](#)) lies immediately to the west. Owing to its elevated position at the top of the slope rising westwards, on a dead-end spur road, the property is reasonably prominent in views from across the valley and from Tivy Dale. It is also visible from the immediate environs of the registered park and garden to the west. However, because the landform continues to rise further west and there is an intervening belt of trees, long-distance views in excess of approximately 100 metres are not available. In heritage terms, the existing dwelling is considered to make a neutral to minor negative contribution to the setting of the conservation area. Its low-slung scale and massing limit the extent of its visual intrusion, but its form, detailing and material palette are distinctly twentieth century in character. Architecturally, the building is of relatively limited merit and group value. The bungalow appears typical of the later twentieth-century development found elsewhere on Tivy Dale and Tivy Dale Drive. It does not appear on the 1960 Ordnance Survey



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mapping, and it is therefore reasonable to assume that it was constructed after that date, perhaps in the late 1960s or early 1970s. In view of the above, I raise no objection in principle to the demolition of the existing building, as it is not considered to make a positive contribution to the significance or setting of the heritage assets concerned.

In relation to the proposed replacement dwelling, the submitted scheme indicates a modest increase in both footprint and height when compared with the existing building, being approximately 2.3 metres deeper in plan, with an increase in eaves height of 352mm and ridge height of 1300mm. Notwithstanding these changes, the proposal would remain, in essence, a one-and-a-half storey dwelling incorporating broad gabled dormers and gable features. The roof form assists in visually breaking up and moderating the perceived scale and massing of the building and. Taken as a whole, the increase is considered to result in only limited additional intrusion into the setting of both the conservation area and the registered park and garden. The roof is shown to be finished in what appears to be slate. My preference would be for sandstone roofing slates, rather than blue or grey slate, or alternatively a good-quality riven artificial product. This reflects materials more characteristic of Cawthorne and also evident within more recent developments on Tivy Dale Drive. This matter should therefore either be clarified through the application / amendment or controlled by condition. The external walls are described as coursed stone; however, the preferred specification would be natural square-coursed sandstone with a split-face or pitched-face finish. The fenestration is generally simple in form, comprising principally casement windows of a restrained design and appearance. The main exception is the large, glazed opening within the north-facing gable, together with the bank of ground-floor windows to the rear (west) elevation. Whilst the northern elevation faces away from the conservation area, it does face towards the registered park and garden. On balance, however, having regard to the extent and nature of visibility from the surrounding landscape, this is considered acceptable in this instance. Overall, the proposed dwelling is architecturally more resolved and draws clearer reference from positive building characteristics found within the adjacent conservation area. Accordingly, I raise no objection to the proposal and consider that it accords with Section 72(1) of the Act, Local Plan Policy HE1 and HE4, and paragraph 212 of the NPPF. For completeness, I recommend that the external material specifications are either clarified through amended details or secured by condition in accordance with the suggestions set out below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

- Before Commencement / Upon commencement of the development, all external materials used in the development shall be submitted and approved in writing by the Local Planning Authority.
- Walls shall be constructed in square coursed natural sandstone with a split faced / pitched faced dressing
- The roof shall be covered with natural / good quality artificial sandstone roofing slates laid in diminishing courses with matching ridge tiles.
- Windows and doors shall be mounted in the reveal a minimum of 100mm.

Consultation Informative(s):

Planning Obligations required:



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