



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0481
<b>Proposal</b>	2026 0481 Variation of Condition 2 (Approved Plans) of 2026 0021 53 Keresforth Hall Road Kingstone Barnsley
<b>Address</b>	53 Keresforth Hall Road Kingstone Barnsley
<b>Date of Consultation Reply</b>	
<b>Consultee</b>	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

#### Policy

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II\* identified as being 'of the highest significance'.

NPPF 207/208: Requires Identification and assessment of heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight is 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 HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

#### Conservation Comments:

The application seeks approval for a number of amendments to the approved scheme for the development of 53 Keresforth Hall Road. The majority of the proposed changes relate to the rear elevation and rear garden/terrace arrangement, with the exception of the introduction of two gable dormers on the front, roadside roof plane of the principal dwelling. The submitted drawings also identify a number of differences from the previously approved plans at the rear, including:

- Amended fenestration detailing/glazing bar arrangement to the principal glazed rear gable;
- Two additional rooflights, one of which is a larger patent-glazed type;
- A double-leaf sliding door in place of the previously approved single door; and



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- Alterations to the sub-ground/terrace arrangement, which would extend further to the rear/west and include an angled element orientated due south.

As previously advised, the dwelling displays some elevated architectural character and detailing; however, it is not of historic merit and is neither listed nor otherwise protected. To the north-east, on the opposite side of Keresforth Hall Road, lies a southern spur of the Grade II Registered Park and Garden (RPG) of Locke Park, within approximately 26 metres of the site. The effect of the development on the setting of that designated heritage asset is therefore a material planning consideration. Notwithstanding this proximity, the dwelling is clearly modern in character and, while pleasant in appearance, makes no contribution to the setting or heritage significance of the RPG. In relation to the previously approved rear alterations, I noted that this part of the site is relatively private. Views of the rear may be possible from Rob Roy Lane, including from number 2, where glimpsed between trees and existing cover, and from further afield; however, there would be no change to views from Keresforth Hall Road or from within the environs of the RPG.

Having regard to the amendments now proposed, I remain of the view that the development would not adversely affect the setting of the RPG or harm its heritage significance. The proposed front dormers are consistent with features found on other dwellings in the vicinity, including Hudroyd House, and the rear amendments would not result in any greater impact on the RPG than the approved scheme. I consider the rear alterations to be material, but in relative terms modest when assessed against the previously approved plans. Accordingly, the potential for heritage harm remains very low. As such, the proposal accords with Local Plan Policies HE1 and HE4, and I raise no objection on conservation grounds.

**NO OBJECTION\***

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**

**Planning Obligations required:**