

WHITE AGUS ARCHITECTURAL SERVICES

Office One, Drill Hall, 11 Eastgate, Barnsley, S70 2EU

HERITAGE STATEMENT

Albro House, 30 Worsbrough Village, Barnsley, S70 5LS

Project	Demolition of existing building and erection of a triple garage to include accommodation within the roof space
Site address	Albro House, 30 Worsbrough Village, Barnsley, S70 5LS
Local planning authority	Barnsley Metropolitan Borough Council
Planning application ref.	2026/0578
Applicant / Client	Mr A. Lidster
Prepared by	White Agus Ltd Office One, Drill Hall, 11 Eastgate, Barnsley, S70 2EU
Drawing reference	25-081, Rev C, “Plans and Elevations”, June 2026
Document status	Heritage Statement – submitted to discharge invalidity item, Barnsley MBC ref. 2026/0578/INVALID, letter dated 4 August 2026
Date	August 2026

1. Introduction

1.1 This Heritage Statement has been prepared by White Agus Ltd on behalf of Mr A. Lidster (**the applicant**) in support of a planning application (Barnsley Metropolitan Borough Council ref. 2026/0578) for the demolition of an existing building and the erection of a triple garage incorporating a leisure and media room, within the roof space, at Albro House, 30 Worsbrough Village, Barnsley, S70 5LS (“the site”).

1.2 This statement is submitted in direct response to the Council’s notice of invalidity dated 4 August 2026 (ref. 2026/0578/INVALID), which confirms that the site lies within a designated Conservation Area and that a Heritage Statement is accordingly required before the application can be validated. The same letter separately requests an arboricultural tree survey and elevations of the existing building to be demolished; those matters are addressed under separate cover and are not repeated here, save where they bear directly on the heritage assessment.

1.3 The statement should be read alongside the accompanying drawing prepared by White Agus Ltd (dwg. 25-081, Rev C, “Plans and Elevations”, June 2026), which shows the location plan, site plan, existing access, and the plans and elevations of the proposed garage.

1.4 It has been prepared having regard to the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), national guidance issued by Historic England, and the historic environment policies of the adopted Barnsley Local Plan (2019). It assesses the significance of the Worsbrough Conservation Area and of the designated heritage assets in the vicinity of the site, and the effect of the proposed development upon that significance, in accordance with paragraph 207 of the NPPF.

2. The Site and its Surroundings

2.1 Albro House is a residential property fronting Worsbrough Village, within the historic core of the village. Worsbrough Village retains a strongly rural, informal character, focused around the medieval Church of St Mary on Church Lane and a loose grouping of stone farmhouses, cottages, a former vicarage and associated farm buildings set along narrow lanes and informal frontages, with mature trees and hedged and walled boundaries contributing significantly to its setting.

2.2 The site adjoins Home Farm to the north, with Church Lane and the churchyard of St Mary’s beyond to the east. The wider village group includes a number of designated heritage assets in close proximity to the site, described in Section 4 below.

2.3 The building proposed for demolition is a modest, single-storey ancillary structure standing within the site in the approximate footprint of the proposed garage, to the side of the main dwelling. It comprises an agricultural concrete framed structure, open on all sides with a corrugated she roof. It is not a designated heritage asset, is not identified as a positive contributor to the Conservation Area in any published appraisal (none currently being available for this area – see paragraph 4.6), and is shown on the Ordnance Survey base mapping held by the Council as being in a ruinous condition.

2.4 The application site is accessed from Worsbrough Village via the existing vehicular access, which is retained unaltered by the proposals.

2.5 The site is screened from the main road by a long established hedge. The existing and proposed buildings are not visible from the adjacent highway.

3. Description of the Proposed Development

3.1 The application proposes the demolition of the existing ancillary building described at paragraph 2.3, and the erection of a detached triple garage in broadly the same position within the curtilage of Albro House. The ground floor provides triple garaging, and the first floor – lit within the roof space – provides ancillary leisure and media accommodation, together with an external stair to a first floor balcony/entrance shown on the side elevation.

3.2 The building is designed as a single storey structure with accommodation in the roof, under a pitched, gable-ended roof form that echoes the massing and proportions of traditional agricultural and domestic outbuildings found within the village. The elevations are designed with a plinth and detailing intended to be read as subordinate to, and to sit comfortably alongside, the host dwelling and neighbouring historic buildings.

The existing host dwelling is constructed in natural stone, under a stone slate roof. The new garage is to be constructed in materials to match existing with black aluminium ogee gutters and fall pipes to match dwelling

3.3 The proposed garage is sited to make use of the existing vehicular access and does not extend the developed footprint of the site into previously undeveloped garden or paddock land beyond that already occupied by the building to be demolished and its immediate curtilage.

4. Legislative and Planning Policy Framework

Statutory duties

4.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in exercising planning functions in respect of any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2 Section 66 of the same Act requires special regard to be had to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest which it possesses, when considering whether to grant planning permission for development which affects a listed building or its setting.

National Planning Policy Framework

4.3 The NPPF (Section 16, “Conserving and enhancing the historic environment”) requires local planning authorities to require applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting, with the level of detail proportionate to the assets’ importance (paragraph 207); this statement is prepared to meet that requirement.

4.4 Paragraph 202 confirms that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraphs 213–215 set out the tests to be applied where harm to a designated heritage asset would arise, distinguishing between substantial

harm (which should be refused other than in exceptional circumstances) and less than substantial harm (which should be weighed against the public benefits of the proposal). Paragraph 219 encourages local planning authorities to look for opportunities for new development within conservation areas to enhance or better reveal their significance, and paragraph 220 confirms that not every element of a conservation area necessarily makes a positive contribution to its significance, and that the loss of an element which does not make such a contribution should not be treated as harm to the conservation area.

Barnsley Local Plan (2019)

4.5 The adopted Barnsley Local Plan contains the following heritage policies of relevance:

- **Policy HE1 (The Historic Environment)** supports development that conserves, and where possible enhances, the significance of heritage assets, including the character and appearance of conservation areas (Policy HE1(c));
- **Policy HE2 (Heritage Statements)** requires proposals likely to affect a known heritage asset to be accompanied by a description of that asset's heritage significance, proportionate to the scale of the proposal – the purpose of this document;
- **Policy HE3 (Development Affecting Historic Buildings)** requires development affecting a listed building, or a building of evident historic significance, to conserve and, where appropriate, enhance that significance by respecting historic precedents of scale, form, detailing and materials; and
- **Policy HE4 (Development Affecting Historic Areas or Landscapes)** seeks to protect important views, layout, density, scale, massing and detailing within historic areas.

The Worsbrough Conservation Area

4.6 The site lies within the Worsbrough Conservation Area, one of eighteen conservation areas designated within the Barnsley Metropolitan Borough. No adopted character appraisal or management plan has been published by the Council for this Conservation Area at the time of writing; this assessment has therefore been informed by the extent of the designated boundary as mapped by the Council, published Historic England list descriptions for heritage assets within and adjoining the village, historic Ordnance Survey mapping, and site observation.

5. Assessment of Significance

The Worsbrough Conservation Area

5.1 The special interest of the Worsbrough Conservation Area derives principally from its survival as a small, historic estate village grouped around the Grade I listed Church of St Mary and Worsbrough Hall, retaining a legible pattern of stone farmhouses, cottages and ancillary agricultural buildings along informal lanes, with strong landscape and boundary treatments. Its significance is predominantly evidential and aesthetic, arising from the historic building stock, the informal village form, and the relationship between buildings, lanes, church and surrounding countryside.

Designated heritage assets in the vicinity of the site

5.2 The following designated heritage assets lie within, or in the vicinity of, the site and are of relevance to this assessment:

- **Church of St Mary, Worsbrough** (Grade I) – the parish church, of medieval origin, on Church Lane, the pre-eminent heritage asset in the village and a key element of its historic character;
- **Home Farmhouse** (Grade II, listed 1966), and the **Cowhouse with Hayloft** adjoining its right return (Grade II) – the nearest listed buildings to the site, adjoining to the north;
- **Worsbrough Hall (including Nos. 4 and 5 Worsbrough Hall)** and **Worsbrough Hall Flats** (Grade II);
- **Worsbrough Vicarage** (Grade II);
- **Nos. 5 and 7 Worsbrough Village** (Grade II, C19 sandstone cottages); and
- **No. 12 and the Old School, Worsbrough Village** (Grade II).

5.3 Of these, Home Farmhouse and its attached cowhouse and hayloft are the closest to the site and are the assets whose setting is most capable of being affected by the proposed development, given their direct adjacency. The Church of St Mary, although the most significant asset in the village, is set apart from the site by Church Lane and the churchyard, and its setting is not considered to extend meaningfully to encompass the application site.

The existing building and the application site

5.4 The existing building proposed for demolition is not a designated heritage asset, is of modest, utilitarian form, and – on the evidence available (its ruinous condition as recorded on Council mapping, and its absence from any list of positive contributors) – makes little or no positive contribution to the significance of the Conservation Area. Applying paragraph 220 of the NPPF, its loss should not, of itself, be regarded as harmful to the significance of the Conservation Area.

6. Assessment of Impact

Demolition of the existing building

6.1 For the reasons set out at paragraph 5.4, the demolition of the existing building is not considered to result in harm to the significance of the Worsbrough Conservation Area or to any designated heritage asset. The removal of a building in poor physical condition, which does not positively contribute to the character or appearance of the Conservation Area, is capable of representing a neutral or beneficial change to the appearance of the site.

The proposed garage

6.2 The proposed garage is modest in scale relative to the host dwelling and surrounding historic buildings, and has been designed with a traditional pitched, gable-ended roof form and proportions that reflect the vernacular agricultural and domestic outbuildings characteristic of the village, rather than an overtly modern or suburban form. It is sited within the existing developed curtilage of Albro House, reuses the existing vehicular access, and does not encroach upon the setting of Church Lane or the churchyard.

6.3 Given its scale, siting and design, and the intervening boundary treatment and existing planting between the site and Home Farmhouse, the proposal is not considered to cause harm to the significance of Home Farmhouse or its attached cowhouse and hayloft, or to the ability to appreciate their significance through their setting. No harm is identified to the setting of the Church of St Mary or any other listed building in the village.

Effect on the Conservation Area as a whole

6.4 Assessed against paragraphs 202 and 213–215 of the NPPF, the proposal is not considered to give rise to substantial harm, or to less than substantial harm, to the significance of the Worsbrough Conservation Area. By replacing a building in poor condition that makes no positive contribution to the area with a sympathetically designed structure that responds to local vernacular form and materials, the proposal accords with the aim in paragraph 219 of the NPPF that new development within conservation areas should, where possible, enhance or better reveal their significance, and with Policy HE1(c) of the Barnsley Local Plan.

7. Conclusion

7.1 This Heritage Statement has assessed the significance of the Worsbrough Conservation Area and of the designated heritage assets in the vicinity of Albro House, 30 Worsbrough Village, and the likely effect of the proposed demolition of an existing, non-designated and physically poor ancillary building and its replacement with a sympathetically designed triple garage with ancillary accommodation in the roof space.

7.2 For the reasons set out above, it is concluded that the proposed development would preserve the character and appearance of the Worsbrough Conservation Area and would not harm the significance or setting of the Church of St Mary, Home Farmhouse, or any other designated heritage asset in the village. The proposal is considered to accord with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant heritage policies of the NPPF, and Policies HE1–HE4 of the Barnsley Local Plan (2019), and it is respectfully submitted that the heritage validation requirement raised in the Council’s letter of 4 August 2026 is thereby discharged.

7.3 This statement should be read alongside the separate submissions addressing the tree survey/Arboricultural Impact Assessment and the elevations of the existing building to be demolished, both also requested in the Council’s invalidity letter.