

Application Reference: 2026/0167

Site Address: Keresforth Hill Farm House, Dark Lane, Barnsley, S70 6RE

Introduction: Replace front door (Listed Building Consent)

Relevant Site Characteristics

The application relates to Grade II listed building Keresforth Hill Fram House dating back to the 17th century. The building is constructed from course rubble sandstone arranged over two storeys beneath a C20 tiled, pitched roof. The principal elevation is of three-bay, unsymmetrical form and presently incorporates modern windows and doors.

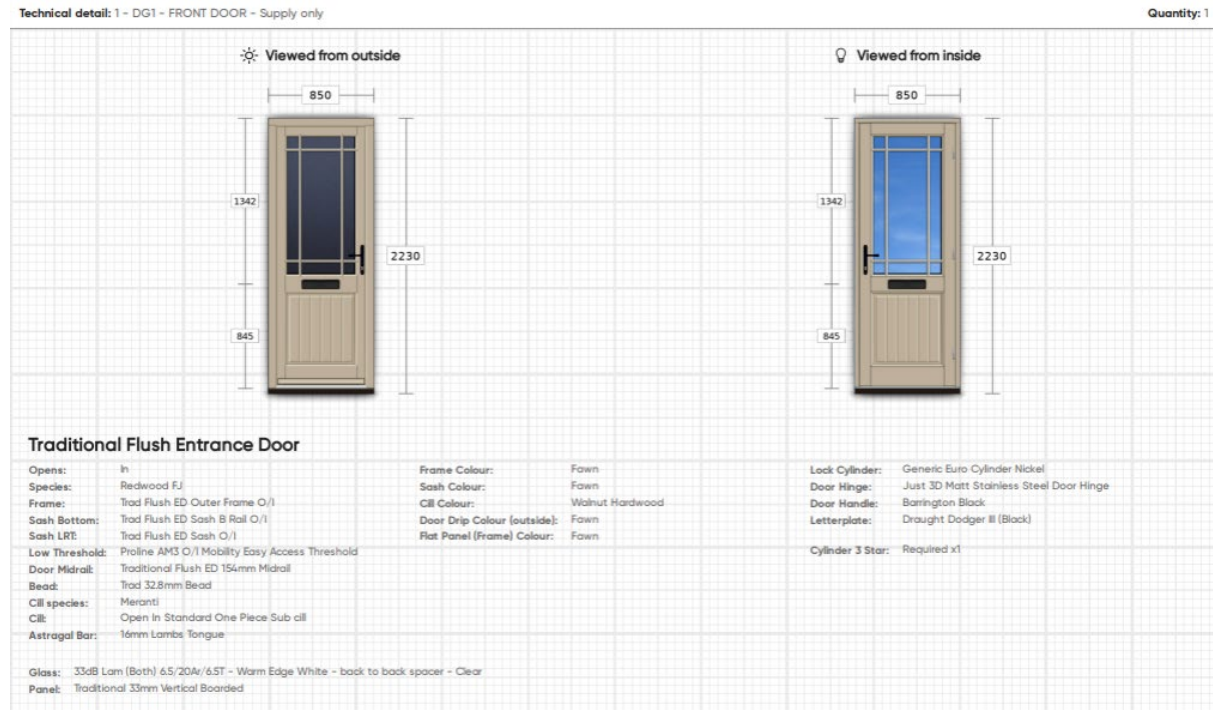
The area is characterised by predominantly detached dwellings varying in construction materials, although predominantly constructed from stone. The site is located within the Green Belt

Planning History

Application Reference	Description	Decision
B/77/0012/LB/BA	Restoration and minor alterations (being a building listed as of special architectural and historic interest)	Historic
B/78/0010/LB/BA	Amendments to approve plans in respect of garage and roof details involved in restoration of listed building	Historic
B/97/0303/BA/LB	Remove fireplace, re-build and install new heating/cooking appliance to Listed Building.	Historic
2022/0589	Dwelling re-roofing (Listed Building Consent)	Approve with Conditions
2024/0656	Retrospective permission for the erection of rear conservatory extension (Listed Building Consent)	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking consent to replace the existing front door with a Fawn coloured 'Traditional Flush Entrance Door'. The proposed door would provide a larger window and details a black handle and letter box.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy GB1: Protection of Green Belt - The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt - Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation. All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

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

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 for Listed Building Consent was advertised on the 10th March 2026 with a consultation expiry date of the 31st March 2026.

Conservation Officer – No Objection

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:

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

Principle

The building is a Grade II listed building. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore, provided that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building Conservation Area and Visual Amenity

The dwelling is a grade II listed building, as such, paragraph 205 of the NPPF requires Local Planning Authorities to identify and take into account heritage significance including the setting and the effect of a proposal. Great weight is given to an asset's conservation, irrespective of the degree of harm. Any harm to or loss of significance will require clear justification.

In line with the consultation response from the LPA's Conservation Officer it is agreed that the proposed door replacement would pose no harm to the significance of the listed building and would in fact be more in keeping with the historical character of the dwelling.

The proposed door does not negatively affect the listed building, nor the visual amenity of the surrounding area. The proposed change of colour to 'fawn' provides a more accurate colour scheme and represents an improvement to the appearance of the principal elevation, better reflecting the character of the farmhouse.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such, this weighs substantially in favour of the proposal.

Green Belt

Although the site falls within the Green Belt, the proposed door change would not be impactful in any way. The Green Belt policies therefore do not apply

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should 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

There has been no requirement to request amendments.

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 objections, 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.