



PLANNING CONSULTATION RESPONSE

Application No	2026/0406
Proposal	2026 0406 New Dwelling on Land Adjacent to 1 Kensington Avenue Thurlstone
Address	1 Kensington Ave Thurlstone
Date of Consultation Reply	040826
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 follows earlier pre-application discussion, during which I raised some minor concerns regarding the potential effect of development on the setting of the conservation area. However, overall, I accepted the principle of some form of development on the plot. Although the site lies outside the conservation area, development here has the potential to affect its setting. The conservation area boundary is clearly drawn around Nos. 38 and 42 Ingbirchworth Road, which are early buildings forming a significant part of the 'Top of the Town' settlement, approximately 200m north of the historic core of Thurlstone. Nos. 36, 38 and 42 are shown on the first edition six-inch map and are likely to be appreciably older. Given the proximity of the application site to these buildings, and its relationship with the wider conservation area, care is required to ensure that development does not intrude upon or erode their setting. That said, I am also mindful that, despite this proximity, the existing garden area at 1 Kensington Avenue makes little, if any, direct contribution to the historic significance of the conservation area.

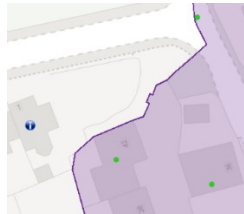
My pre-application comments therefore focused on ensuring that any new dwelling would be appropriately scaled for the plot, would avoid an overlarge or overly dominant form, and would not intrude into the setting of the adjacent historic buildings or the conservation area through its massing, scale or siting. I also advised that appropriate design and material cues would assist in integrating the development with its context.



BARNSLEY

Metropolitan Borough Council

The submitted plans have been revised from the sketch scheme previously reviewed. The proposed house type is broadly comparable in form, scale and massing to No. 1 Kensington Avenue, and the design is relatively restrained rather than overblown. Overall, I do not consider the proposal to represent overdevelopment of the plot. However, although the footprint is modest, the western elevation of the proposed dwelling appears to extend marginally forward of the western/front building line of No. 42 Ingbirchworth Road. I would therefore request a minor repositioning of the dwelling within the plot, so that the western elevation of the new building does not project forward of the principal elevation/building line of No. 42 Ingbirchworth Road.



In terms of mitigation, the use of stone and render on the southern elevation will help to soften the appearance of the new dwelling and better relate it to its surroundings. I also note the proposed hedge planting, which would help contain and filter views of the development from the junction of Kensington Avenue and Ingbirchworth Road, particularly from the west. Subject to the minor repositioning requested above, I consider that the overall impact of the proposal would be appropriately minimised and mitigated, and that the development would not result in harm to the setting of the conservation area.

At this stage I have indicated that the proposal should be deferred for amendments. However, if the minor repositioning or reduction in footprint can be accommodated, I consider that the scheme could accord with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy HE1 and paragraph 212 of the NPPF. On that basis, I would be willing to support the proposal subject to the minor amendment identified above.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: