
2017/1013

Applicant: Berneslai Homes, C/o NPS Barnsley

Description: Replacement door and windows (Listed Building Consent)

Site Address: 108, 110, 116, 118, 128, 132, 134, 138, 142, 144, 146, 148, 150, 152, 154, 156 and 160 Wath Road, Elsecar, Barnsley, S74 8JF

No objections received

Site Location and Description

The application properties are situated within 'Reform Row' which lies within the Elsecar Conservation Area along Wath Road. The terrace row comprises of 28 cottages constructed from local honey coloured sandstone walls and welsh slate roofs with timber box guttering and iron downpipes. The row of properties are the longest listed terrace in Elsecar.

Proposed Development

The applicant seeks listed building consent to replace all of the existing window frames and doors to the front and rear elevations with timber sliding sash and awning windows and timber tongue and groove doors. The windows are to be painted BS 10 B 15 Gardenia and the doors BS 14 C 39 Hollybush, which is similar to that used on the properties owned by Wentworth Estates.

Policy Context

Planning decision 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 development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Barnsley Local Development Framework Adopted Core Strategy (CS):

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

CSP30 – 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.

Barnsley Unitary Development Plan adopted 2000 (UDP):

Housing Policy Area – Conservation Area

H8 – Existing Residential Areas – states that areas defined as Housing Policy Areas will remain predominantly in residential use.

HN13 – refers to development within the Elsecar Conservation Area will only be permitted if it enhances or preserves the character or appearance of the area.

National Policy Planning Framework:

Core planning principle 4 states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and conserve heritage assets in a manner appropriate to their significance.

The section 'requiring good design', advocates that decisions should aim to ensure that developments will function well, add to the overall quality of the area, respond to local character and history and are visually attractive.

The section 'conserving and enhancing the historic environment', states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected; the level of detail should be proportionate to the assets' importance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm to or loss of a grade II listed building should be exceptional.

Consultations

Conservation officer – No objections subject to conditions.

Historic England – No objections

Representations

The application has been advertised as a Listed Building Consent application by way of neighbour notification, a site notice and press notice; no representations have been received.

Assessment

The listed cottages are known locally as Reform Row and represent an early and very significant design for colliery workers housing drawn up by an historically important architect (John Carr of York) and contribute to the wider setting of the conservation area.

114 Wath Road (not part of this application) has the only surviving Yorkshire Window in existence along Reform Row; this window, although awning opening, has remained intact and has survived incorrect window and door replacement over the years. The frame is slender with lambs tongue profile glazing beads, the single glazing is pinned and has linseed putty to the exterior.

Historically, changes have occurred to Reform Row that have not been particularly sympathetic to the listed properties, the wider conservation area or to the best standard. However, recently significant efforts have been made, particularly with the assistance of Berneslai Homes and private owners to rectify this and bring properties up to a good standard of comfort for occupants whilst maintaining historic integrity of the building. The use of uPVC for windows and doors has always been resisted in favour of timber and to a traditional design.

The proposed replacement windows and doors would be of a high quality and appropriate to their context and would improve the character and appearance of the Conservation Area and the Listed Building. As such, the proposal is considered to comply with CS policies CSP29 and CSP30, UDP policy HN13 and the relevant policy statements in the NPPF.

Recommendation

Approve with conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

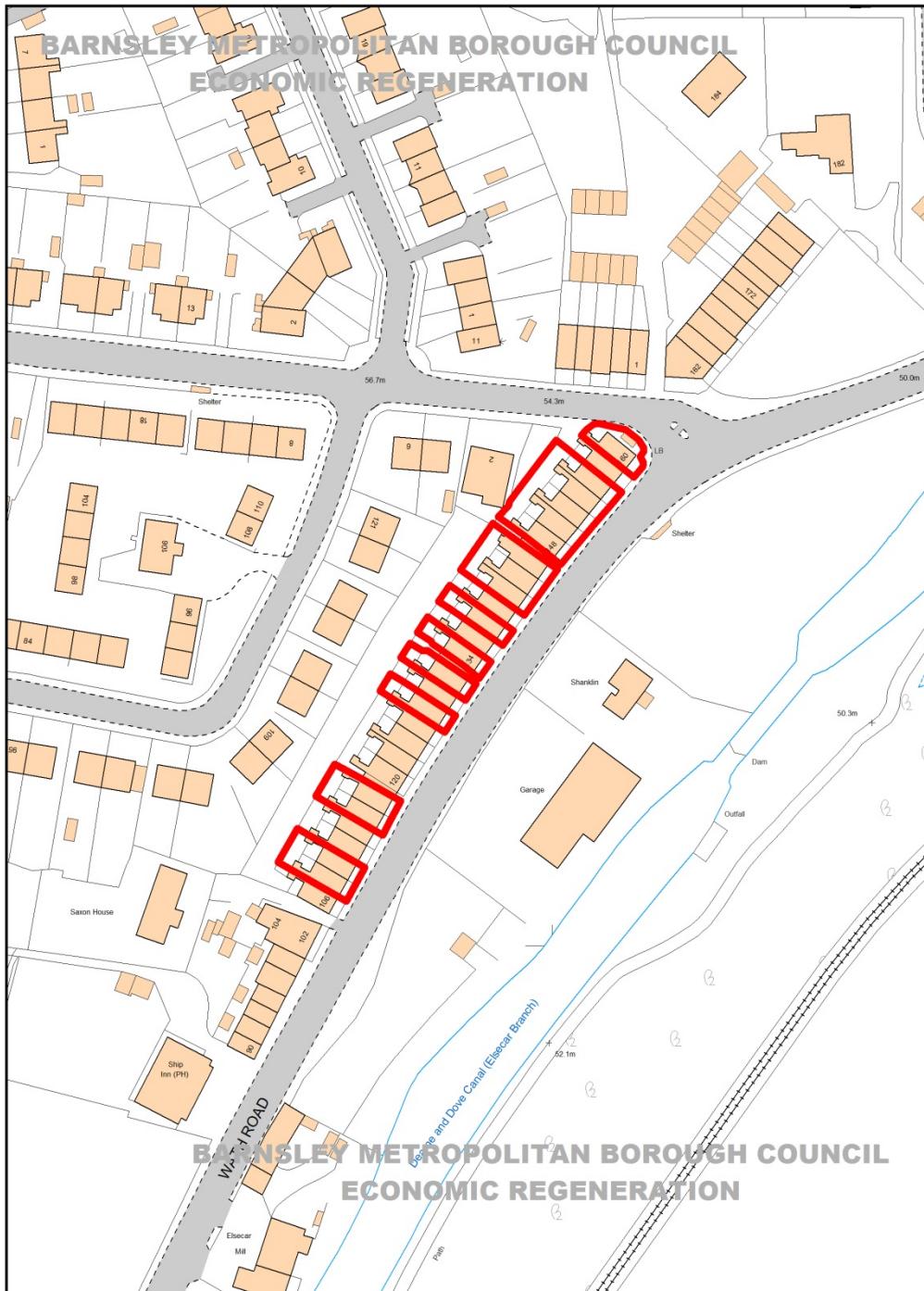
- 2 The development hereby approved shall be carried out strictly in accordance with the plans NPS-DR-A-(00)-140 P2, NPS-DR-A-(00)-141 P2, NPS-DR-A-(00)-142 P2, NPS-DR-A-(00)-143 P2, NPS-DR-A-(00)-144 P1, NPS-DR-A-(00)-020 P1 and NPS-DR-A-(00)-010 P1 and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

PA Reference:-

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