

# Far Westhorpe Farm Heritage Statement 24-001-31

Revision B – Issued for approval 18-02-26



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## Introduction:

A Design and Access Statement and a Heritage Impact Assessment are both important parts of applications for planning approval which involve heritage assets - in this case listed buildings.

Each document should be independent of the other but will necessarily cover much of the same subject matter, so some duplication between the two should not be unexpected.

This Heritage Impact Assessment is submitted in accordance with the requirements of both local adopted policy as noted below and paragraph 200 of the NPPF, and has been produced in accordance with the guidance in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (Second Edition)' (Historic England, December 2017).

Drawings shown in this Heritage Impact Assessment are not necessarily to scale, and reference should be made to the submission drawings where this is critical - which are within the limits defined above.

Where plans of the same building have been juxtaposed, the convention of showing the upper storey above the lower on the page has been followed generally.

Unless otherwise noted, photographs and drawings / extracts from drawings are by Robin Ashley Architects, who retain copyright.

*Front cover : The south elevation of the historic barns.*

*Rear cover : Original front door to the farm house .*

### National planning policy:

The National Planning Policy Framework (NPPF) is a material consideration in the determination of applications for planning approval and listed building consent. The parts of the NPPF which are specifically relevant to this application, include:

Paragraph 8, place emphasis on sustainable development, including the protection and enhancement of the historic environment.

Paragraphs 41 + 42 et seq emphasise the importance of proactive engagement by the LPA with the application and the pre-application discussions.

Paragraph 135 requires that planning decisions ensure good quality design which will be visually attractive, sympathetic to the local character and history etc.

Paragraph 203 requires that plans that should have a positive strategy to preserve the historic environment and prevent deterioration of existing buildings.

An assessment of the effect of the proposals on heritage assets is required by paragraph 207, and paragraph 210 requires account to be taken of the need to sustain and enhance the significance of heritage assets and putting them to viable uses consistent with their conservation, etc.

Paragraph 212 et seq require weight to be placed upon the conservation of the heritage asset, and justification of any harm.

Paragraph 215 states that if a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## Local Planning Policy :

Locally adopted policy relating to the Historic Environment includes the following:

Policy HE1 - The Historic Environment:

*Covers development affecting heritage assets; including conservation areas, listed buildings, archaeological sites and ancient monuments.*

Policy HE2 - Heritage Statements and general application procedure:

*Provides general guidance on heritage statements and also the submission of outline applications.*

Policy HE3 - Developments affecting Historic Buildings:

*Requires proposals involving additions or alterations to Listed Buildings or buildings of evident historic significance such as locally listed buildings (or their setting) to seek to conserve and where appropriate enhance that building's significance. Proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building and also capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

Policy H4 relates to Developments affecting Historic Areas or Landscapes but is not relevant to these proposals.

Policy HE5 - Demolition of Historic Buildings.

*Including the partial demolition of a Listed Building.*

Policy HE6 - Archaeology:

*This unlikely to be relevant to these proposals unless otherwise advised by the LPA.*

The LPA also have a Supplementary Planning Document for Barn Conversions, which was adopted in May 2019.

### The Application Site:

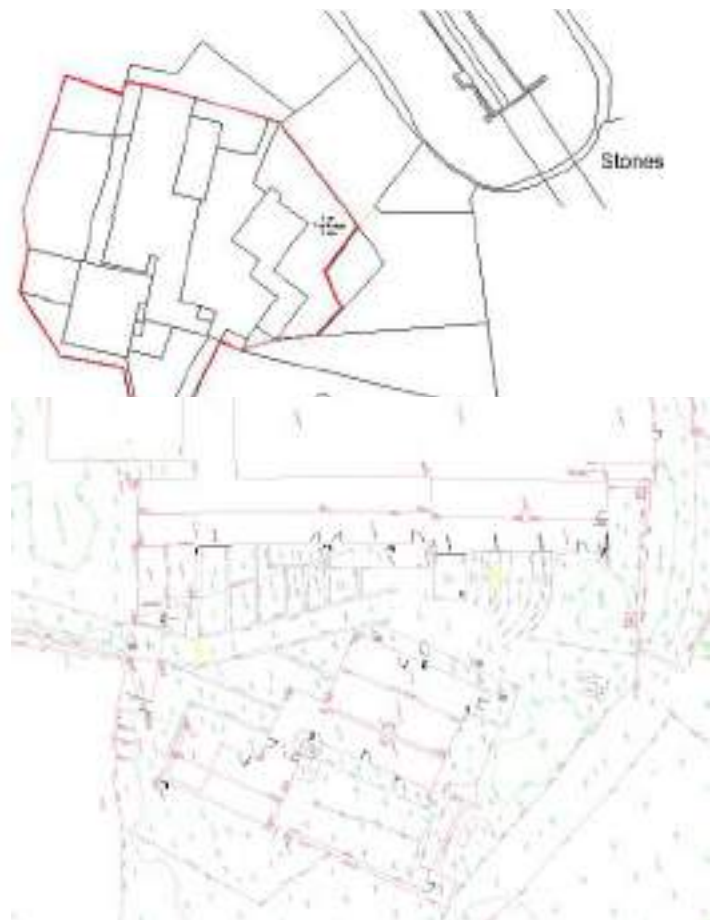
Far Westhorpe Farm is located approximately one mile to north of the town on Penistone, and five miles from the centre of Barnsley to the east. Access is by Well House Lane, which is a single track lane leading from the south and the junction with the A629 Huddersfield Road.

The farm comprises 45 acres (18.2 hectares) of mixed farmland, at the centre of which is the group of buildings which make up the application site.

The boundary of the application site is confined to the edge of the area where development is already established and is shown in Figure 2 below, and enclosed approximately 0.33 hectares / 3352 sqm.

The aerial photography shown in Figures 3 and 4 shows the site in different levels of detail circled in white.

A topographic survey of the site was carried out in March 2025, and a measured survey of the buildings was carried out slightly after. The site falls quite steeply from south to north, from approx. +233m AOD to +227m,(6m) although there is also a cross fall from west down to east of around 1m.



**Figure 1 (left)** - extent of the boundary of the agricultural land at Far Westhorpe Farm

**Figure 2 (right - top)** - small scale aerial photography with the application site circled in white (Source - Apple Maps)

**Figure 3 (right - middle)** - large scale aerial photography with the application site circled in white (Source - Apple Maps)

**Figure 4 (right - lower)** - Extract from submission drawing 24-001-33 showing the application boundary shown in red. (Source: Ordnance Survey + RAA LLP)

**Figure 5 (right - bottom)** - Extract from submission drawing 24-001-34 showing the topographic survey. (Source: Dom Latham + RAA LLP)

Within the application boundary, there are 14 existing buildings which were originally related to the farming use. As there are quite a number of buildings, it is useful to identify them by number, and the numbering shown below is consistent with the pre-submission document previously issued, for convenience:

	<b>Building</b>
1	Existing cottage
2	Side extension to cottage
3	Garage
4	Shed
5	Shed
6	Shed
7	Historic Barn
8	Historic Barn
9	Recent Barn
10	Recent Barn ( + animal stalls )
11	Recent Barn
12	Link
13	Recent Barn
14	Recent Barn

**Table 1** Buildings identified by number

They form a group centred on yard, reflecting the development of the farm since the time of construction, noted below as the early C18, and in a manner intended to make the hard labour of upland farming as easy as possible.

In addition there is a walled garden of around 47 sqm to the south of the cottage and an enclosure for a gas storage tank.

Although the land at Far Westhorpe is still actively farmed, the buildings have not been used for agricultural purposes in recent times, and some are in need of urgent repair. The Cottage, however, has been used for residential purposes up until relatively recently. The buildings are shown in more detail in the extracts from drawings and the photographs below.

Two listing notices apply to the existing buildings on site, although the same level of protection applies to all the buildings within the curtilage, which in this case is taken to be the application boundary.



**Figure 6 (top)** - Location of buildings identified by number in **Table 1** above.

Both are Grade ii, as follows:

1192110 "Far Westhorpe Farmhouse"  
(#1 the cottage)

1151797 "Barn approximately 20 metres west of  
Far Westhorpe Farmhouse"  
(#7+8 Historic Barns)

Both of these are incorporated into the appendices below.

These identify both buildings as dating from the early C18. The cottage (#1) is described as,

*"Farmhouse. Early C18. Coursed, squared rubble, rendered sides and rear. Concrete tile roof. Two storeys, continuous single-storey rear outshut. Three bays. Quoins. Near-central original door (part-blocked) with chamfered surround and deep, shaped lintel, with one 4-light double-chamfered window to each side, both floors, each with central mullion only remaining. Continuous ground-floor hoodmould over windows and door. Inserted C19 doorway with plain surrounds to le. C19 window, in keeping, above central door. Hollow-chamfered gable copings on moulded kneelers. Rear: outshut has two 2-light double-chamfered windows; C20 single-storey addition not of special interest.*

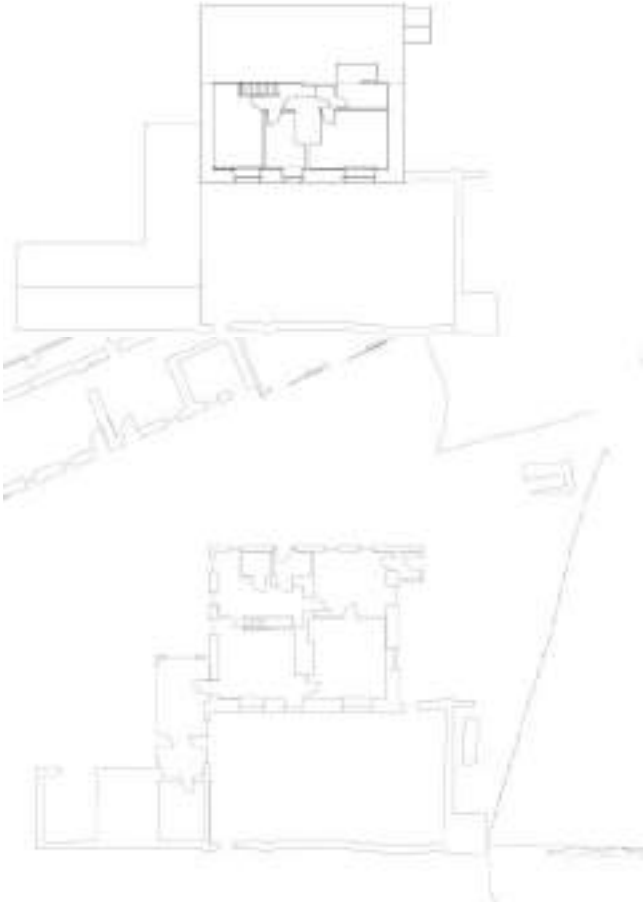
*Interior: arched, chamfered fireplace in right room."*

and the barns ( #7 + #8 ),

*“Coursed, squared rubble, part rendered. Asbestos roof. 4 internal bays. Square-headed cart entry to bay 2. Chamfered entrance to right. Two small round-arched lights at high level. similar lights below altered with larger casements. Le bay may be rebuilt. Rear: opposing square-headed cart entry. Interior: 3 principal rafter trusses with queen struts and large-scantling tie-beams. Included for group value.”*

The LPA's website does not identify any applications related to the site, despite the quite extensive extensions and alterations to the cottage. However it is likely that recent barn #9 predates the implementation of the 1947 planning act.

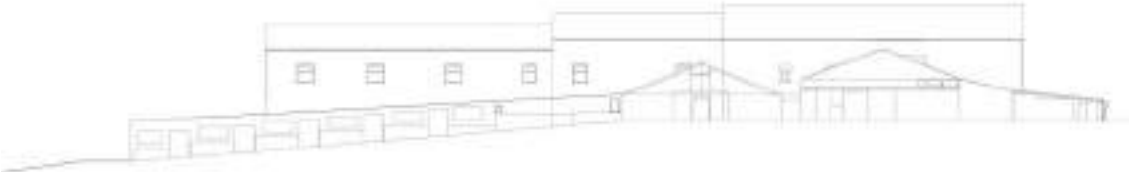
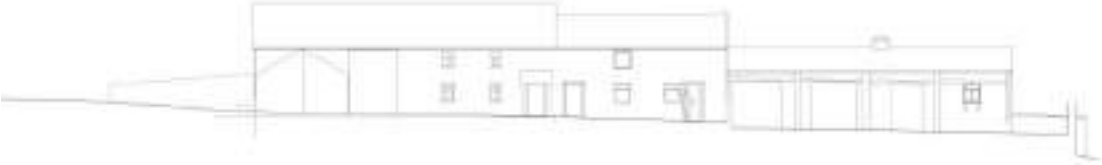
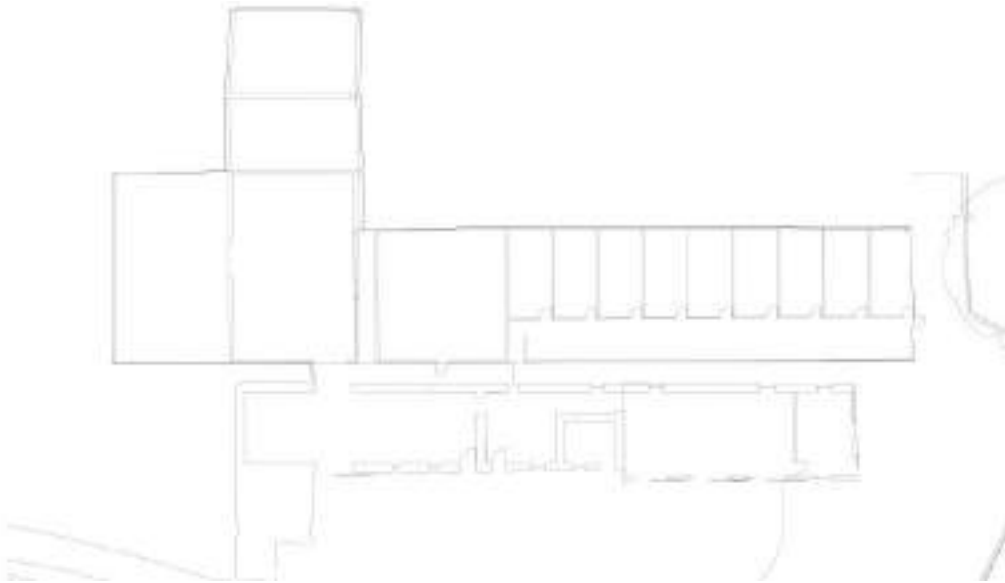
Plans and elevations of key buildings: Cottage (#1)



**Figure 7 (top)** - existing first floor plan  
(extract from submission drawing 24-001-036)  
**Figure 8 (upper)** - existing ground floor plan  
(extract from submission drawing 24-001-035)  
**Figure 9 (middle)** - existing south elevation  
**Figure 10 (middle lower)** - existing east elevation  
**Figure 11 (lower)** - existing north elevation  
**Figure 12 (bottom)** - existing west elevation  
(all elevations are extracts from submission drawings 24-001-039)

Plans and elevations of key buildings :

Historic Barns (#7 + #8)



**Figure 13 (top)** - existing ground floor plan  
(extract from submission drawing 24-001-037)  
**Figure 14 (upper)** - existing south elevation  
**Figure 15 (middle)** - existing east elevation  
**Figure 16 (lower)** - existing north elevation  
**Figure 17 (bottom)** - existing north elevation  
(all elevations are extracts from submission drawings 24-001-038)

**Photographic Record :**

External views of the Cottage (#1):



**Figure 18 (left - top)** - west / front elevation  
**Figure 19 (left - middle )** - south elevation + lean-to extension  
**Figure 20 (left - bottom)** - lean-to extension  
**Figure 21 (right - top)** - porch on the north elevation  
**Figure 22 (right - upper)** - north elevation  
**Figure 23 (right - lower)** - east elevation - former main entrance  
**Figure 24 (right -bottom)** - the walled garden

Photographic Record :

Internal views of the Cottage (#1):



Figure 25 (left - top) - original kitchen + fire place  
Figure 26 (left - middle) - original living room + fireplace  
Figure 27 (left - bottom) - previous kitchen in recent extension  
Figure 28 (right - top) - stair case  
Figure 29 (right - middle) - fire place at first floor  
Figure 30 (right - bottom) - former bedrooms + chimney

**Photographic Record :**

External views of Barns (#7, #8 + #9 etc):



**Figure 31 (left - top)** - looking south towards sheds #5 and #6  
**Figure 32 (left - middle)** - looking towards shed #5 and historic barn #7  
**Figure 33 (right - top )** - recent barn #9  
**Figure 34 (right - middle )** - north elevation or recent barn #9

**Photographic Record :**

Internal views of Barns (#7, #8 + #9 etc):



**Figure 35 (left - top)** - historic barn #7 looking north  
**Figure 36 (left - middle)** - historic barn #7 looking south  
**Figure 37 (left - bottom)** - historic barn #8 looking west  
**Figure 38 (right - top )** - historic barn #8 first floor  
**Figure 39 (right - middle)** - historic barn #8 first floor  
**Figure 40 (right - bottom)** - historic barn #8 looking west

## Involvement :

A pre-submission enquiry was made by the Applicant to the LPA in the spring of 2025. Initially the scope of the enquiry was very general, and comprised:

Retaining the cottage, but replacing the unsympathetic extensions

Retaining the sheds, garage and walled garden

Removing the recent barns, many of which were in a poor condition and of little practical use.

Retaining the historic barns, but extending them to form a new residential use

The principle of the forthcoming application; retaining and extending the existing buildings and a residential conversion of the historic barns, was the subject of a broad ranging discussion when Senior Conservation Officer (Anthony Wiles) first met the Applicant on site on 15 February 24.

The progress of the proposals was crystalised in 25 July when the document "24-001-021b Far Westhorpe Farm - Information at Pre-Submission Stage" was issued to the direct to the Senior Conservation Officer at the LPA.

A further meeting was held on site with the Senior Conversation Officer and his colleague on 17 September 25. This was successful in confirming that the broad aims of the application were be acceptable, and was later confirmed in email correspondence as follows:

Email from AW 10 October 25: *"It was a pleasure to meet and discuss the project yesterday. I look forward to seeing the updated plans and subsequent discussions over the details of the proposal."*

Email from planning (Rebecca Larder) to Senior Conservation Officer of 23 September25:

Evaluation of whether the amount of the extension would be more or less than 100%, if this could be exceeded in this circumstances, and if this could be clarified in the submission documents.

Consideration of overlooking between the proposed barn conversion and existing farmhouse (Cottage #1)

Consideration of separation of the residential plots without effecting the setting of the listed buildings or the openness of the green belt.

Other aspects for consideration included parking, amenity area, internal space standards in accordance with the South Yorkshire Residential Design Guide.

Email from AW 10 October 25 : explaining the need for archaeological building recording, which will be a condition of future approvals and attaching a brief for the written scheme of investigation and a list of suggested contractors whom could carry this out.

This email correspondence effectively drew the pre-submission process to a close.

**The Heritage Environment Record :**

Using the on-line “Heritage Gateway” resources showed eight records within five hundred meters of the Far Westhorpe Farm. These comprised:

5 buildings on the national heritage list for England:

- Far Westhorpe Farmhouse.
- Barn Approximately 20m west of Far Westhorpe Farmhouse.
- Cat Hill Farmhouse
- Barn Approximately 10m north east of Cat Hill Farmhouse
- Nether Lea Farmhouse and Adjoining Barn.

All of these were listed as Grade 2, with the exception of Cat Hill Farm house which is Grade 2\*.

There were no results for National Designation Decisions, such as expired certificates of immunity from listing or records of de-listing.

Non-statutory data showed only one result, which was from the database of the Historic Milestone Society, reading to the parish boundary marker at Scout Bridge about one mile to the south west.

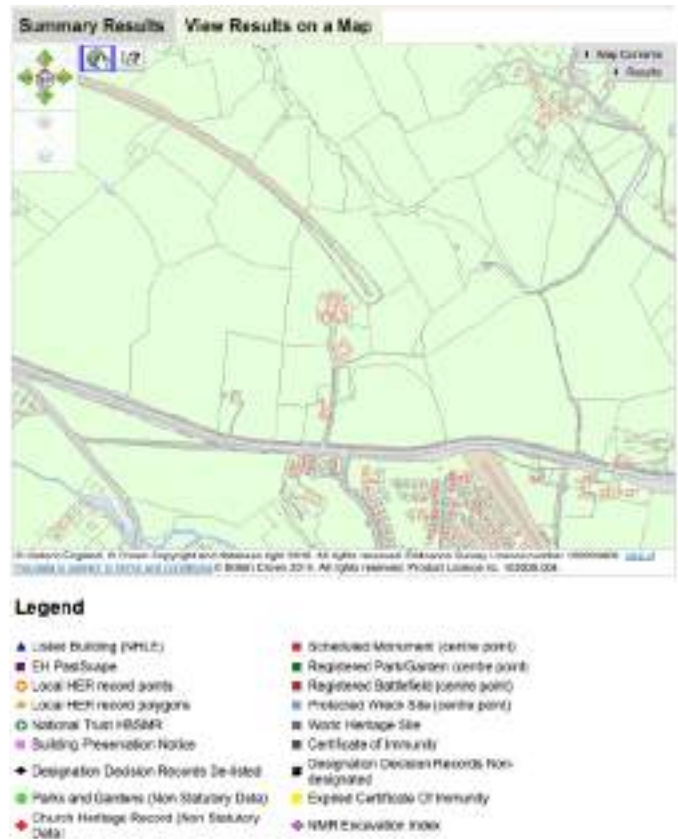
Local records showed only the South Yorkshire SMR which had two records for this search area, relating to:

- Cat Hill farmhouse and Barn, Penistone
- Nether Lea farmhouse at Cat Hill, Penistone

but nothing related to Far Westhorpe Farm, and no finds were recorded for either of the other locations.

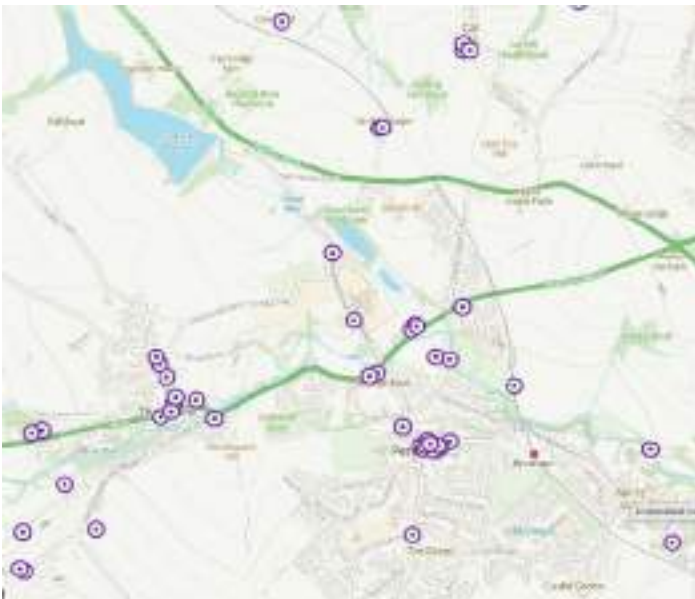
There no records found in any of the national image collections.

The on line mapping showed a wider range of data sources but did not identify any further records.



**Figure 13** - on-line mapping showing the area within 500m of the site (source the Heritage Gateway)

Referring also to online information from the LPA (Barnsley Metropolitan Borough Council), shows that the nearest conservation area is that of Penistone, which is about 1 mile to the south, and that there are no locally listed buildings within approx 2km of the site.



**Figure 14 (top)** - On line mapping showing the boundaries of Penistone and Thurlstone conservation areas (source Barnsley Metropolitan Borough Council)

**Figure 15 (upper)** - On line mapping showing listed buildings - including those on the application site (source Barnsley Metropolitan Borough Council)

### Submission Proposals :

Following on from the two recent applications for listed building consent of this site:

#### The Cottage (#1):

Rebuild internal non-load bearing wall at ground floor level, which is in a dangerous condition + remove chimney breast at first floor level.

#### The Historic Barns (#7 + #8):

Replace existing corrugated cement roof sheeting with new natural slate roof covering, rebuild unstable masonry to west and north corner in barn #7 and to south elevation of barn #8.

These latest proposals comprise:

In respect of the Cottage (#1) :

The proposals comprise the removal of the quite recent extensions to the, which were poorly designed and constructed, replacement extensions and internal alterations, to make a good quality dwelling that would be viable in this location.

The work to the Cottage has been carefully designed to achieve a number of objectives:

Contribute to enhancing the character of the group of original buildings at the centre of the farm.

Enhance the exposition of the original building where it survives.

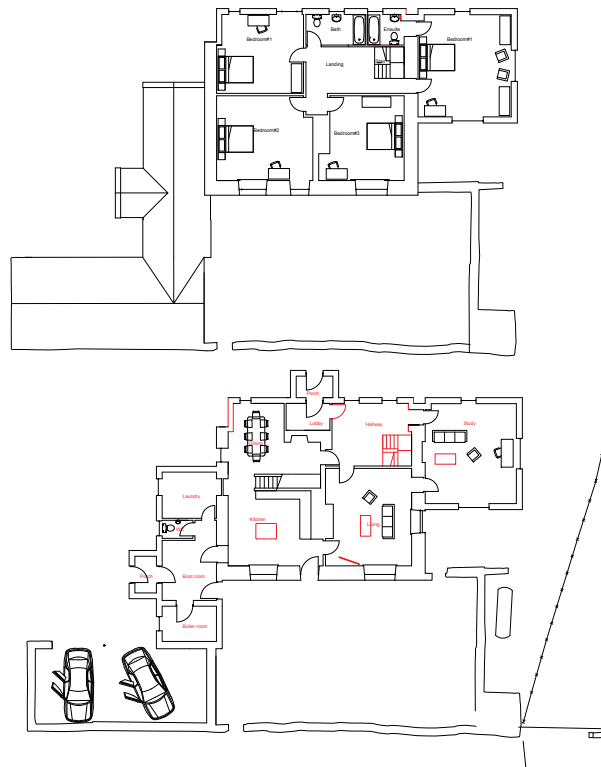
Replace the recent extensions and alterations with complementary forms, details, materials and textures. Where necessary, use a neutral palette of good quality materials and sensitive details to complement the original building.

The internal works include:

preserving the three extant fire places, with at least one for practical use

retaining the original stone stairs - although these are no longer practical to use

Otherwise the house would be refurbished for contemporary residential use.



#### The Cottage (#1)

Figure 16 (top) - proposed plan at first floor level

Figure 17 (middle) - proposed plan at ground floor level

Figure 18 (lower) - proposed elevations to south, west, north and east

In respect of the Historic Barns (#7+#8):

The proposals comprise the removal of both the recent barns such as #10 to #14 and of greater age (#9) which were poorly designed and constructed, conversion to residential space which together with an extension would make a good quality dwelling that would be viable in this location,.

The proposals for the barns are simpler in conception than those to the Cottage, but have equally been carefully designed to achieve the same of objectives:

Contribute to enhancing the character of the group of original buildings at the centre of the farm.

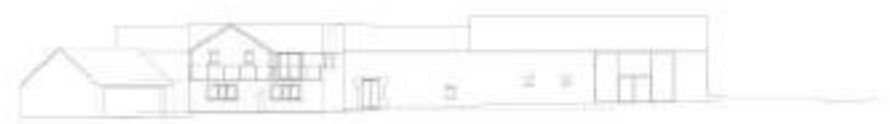
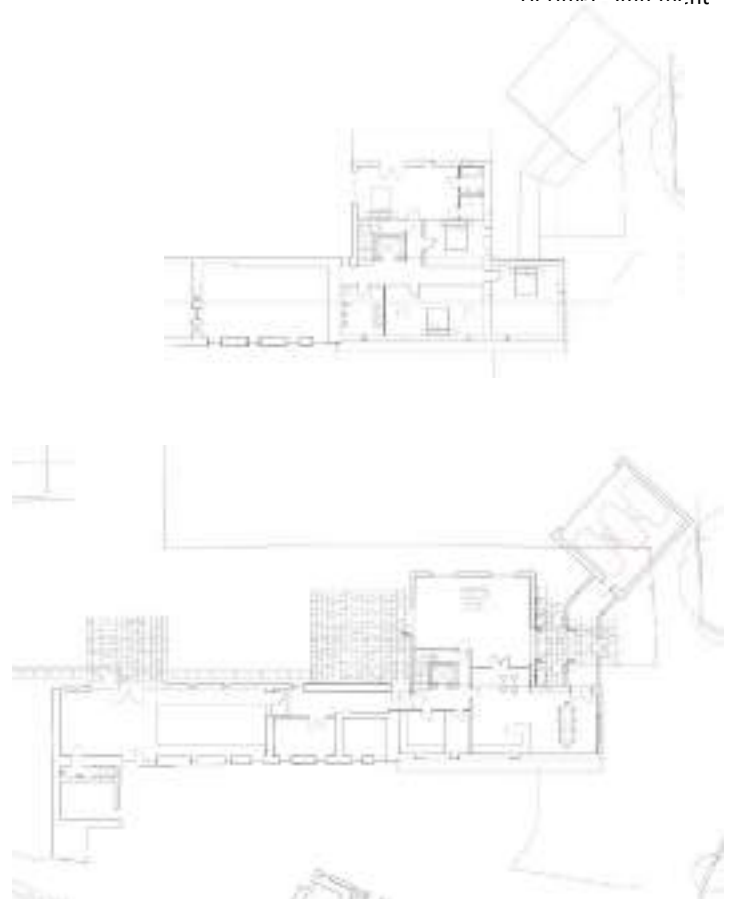
Enhance the visibility of the original building.

Replace the recent extensions and alterations with complementary forms, details, materials and textures.

The internal works include:

Retaining features - such as the cross wall between the two historic barns

Refurbishment and extending for contemporary residential use.



**Historic Barns (#7 + #8)**

**Figure 19 (top)** - proposed plan at first floor level

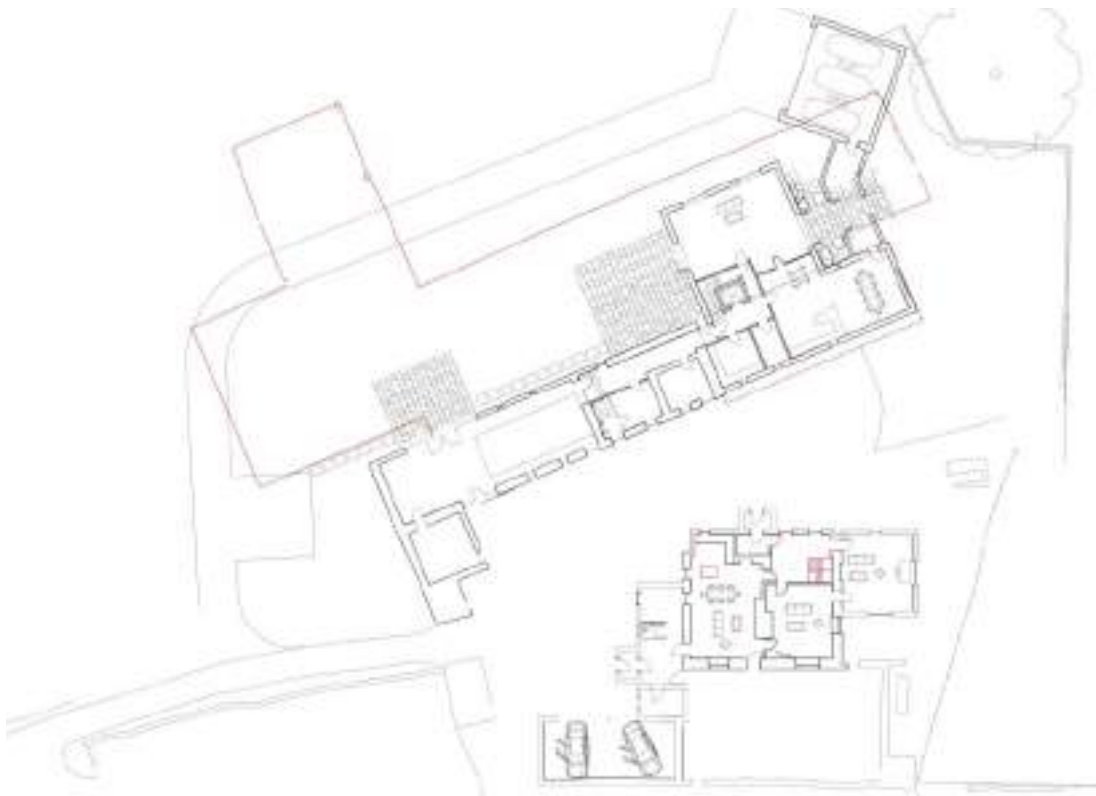
**Figure 20 (middle)** - proposed plan at ground floor level

**Figure 21 (lower )** - proposed elevations to north, west, south and east

However, a key part of the proposals will be the exposition of the group of original buildings and the reinforcement of its character.

Although this will be achieved to some extent by the removal of recent development which was unsympathetic and of poor quality, it is important that the proposed extensions are sympathetic and complementary to the original forms, details, materials and textures.

The central space forms a focus to the group, but will also incorporate the interface between the two residential uses. It is important to keep the visual openness, but also provide definition to the boundary between the two. This is achieved through the use of contrast between textures, materials and hard and softscape, but is close to the ground and well below eye level so to be visually unobtrusive.



**Figure 48** - hard and soft landscape defining the boundaries between adjacent residential uses.

## Heritage Assessment :

In its glossary, The National Planning Policy Framework (NPPF), describes that the setting of a heritage asset as being the surroundings within which the asset is experienced and goes on to note that the setting may have a positive, negative or neutral contribution to the significance of the heritage asset.

It describes significance as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance may derive not only from a heritage asset's physical presence, but also from its setting.

Further guidance is provided by 'Statements of Heritage Significance – Historic England Practice Advice Note 12' (Historic England, 2019), which recommends a series of steps when considering development proposals, outlined below:

Step 1: Understand the heritage assets affected.

Step 2: Assess to the significance of the heritage assets.

Step 3: Understand the impact of the proposals, whether beneficial or harmful, on that significance.

Step 4: Explore ways to minimise and mitigate negative impact.

Step 5: Explore ways to enhance significance.

This stepped approach will be utilised in this assessment of the impact of the proposed alterations on the setting of the heritage assets.

Step 1:  
Understand the heritage assets affected.

The process of identifying the heritage assets in the context of the application site has been described above.

Although there are up to 14 existing buildings in the group on the site there are only two listings - The Cottage (#1) and the Historic Barns (#7+#8).

Step 2:  
Assess to the significance of the heritage assets.

The significance of the Cottage (farm house) is in the form and detail of the original building, despite being overlaid by recent extensions. The listing notice makes clear that the barns merit listing because of their association with the cottage, although they have some details of interest, such as the small arched windows.

Equal to the interest of the buildings is the significance of the group of buildings, making up the core of a regional upland farm in the early C18, and it is this character which it is most important to protect and enhance.

Step 3: Understand the impact of the proposals, whether beneficial or harmful, on that significance.

The removal of a number of extensions, which are of poor quality and unsympathetic to the group of buildings, will be beneficial to the character of the group, and to the form and detail of each building specifically.

The proposed new extensions will complement the form and appearance of the individual buildings whilst also reinforcing the character of the group.

Step 4: Explore ways to minimise and mitigate negative impact.

The proposals have been designed specifically to reinforce the character of the individual listed buildings and the group to which they belong.

Parts of the proposals which would dilute those aspects, such as the new garage or first floor terrace, are located away from the central space around which the buildings are grouped.

The proposed extension to the Cottage will follow the scale, forms, details and materials of the original building

as far as possible. Where this is not completely compatible, the new extension will be used to highlight the original building but will be complementary but neutral construction.

Step 5: Explore ways to enhance significance.

A significant impact of the proposals is the removal of recent extensions which were poor quality and unsympathetic, allowing the character of the group of buildings to be identified and understood more easily.

The proposals are designed to reinforce the character of the groups of buildings, and complement the existing palette of forms, details, materials etc where new building is introduced.

Conclusion :

For the reasons given above, it is concluded that any harm caused by the proposals would be de-minimis, would be offset by,

Taking active measures to preserve the fabric of the listed buildings

The removal of existing buildings, and extensions to buildings, the design and construction of which are of poor quality.

New extensions which identify the interest and significance of the original buildings and also complement the existing buildings in respect of scale, form, details and materials.

New built form which reinforces the character of the group of buildings and identified and preserves the central space.

# Appendix One: Listing Notices

9 pages inserted

# FAR WESTHORPE FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1192110**

Date first listed: **26-Apr-1988**

List Entry Name: **FAR WESTHORPE FARMHOUSE**

Statutory Address 1: **FAR WESTHORPE FARMHOUSE, WELL HOUSE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **FAR WESTHORPE FARMHOUSE, WELL HOUSE LANE**

The building or site itself may lie within the boundary of more than one authority.

District: **Barnsley (Metropolitan Authority)**

Parish: **Penistone**

National Grid Reference: **SE 24388 04856**

## Details

SE20SW PENISTONE WELL HOUSE LANE (north side, off) 3/77 Far Westhorpe Farmhouse

GV II

Farmhouse. Early C18. Coursed, squared rubble, rendered sides and rear. Concrete tile roof. Two storeys, continuous single-storey rear outshut. Three bays. Quoins. Near-central original door (part-blocked) with chamfered surround and deep, shaped lintel, with one 4-light double-chamfered window to each side, both floors, each with central mullion only remaining. Continuous ground-floor hoodmould over windows and door. Inserted C19 doorway with plain surrounds to left. C19 window, in keeping, above central door. Hollow-chamfered gable copings on moulded kneelers. Rear: outshut has two 2-light double-chamfered windows; C20 single-storey addition not of special interest.

Interior: arched, chamfered fireplace in right room.

Listing NGR: SE2438804856

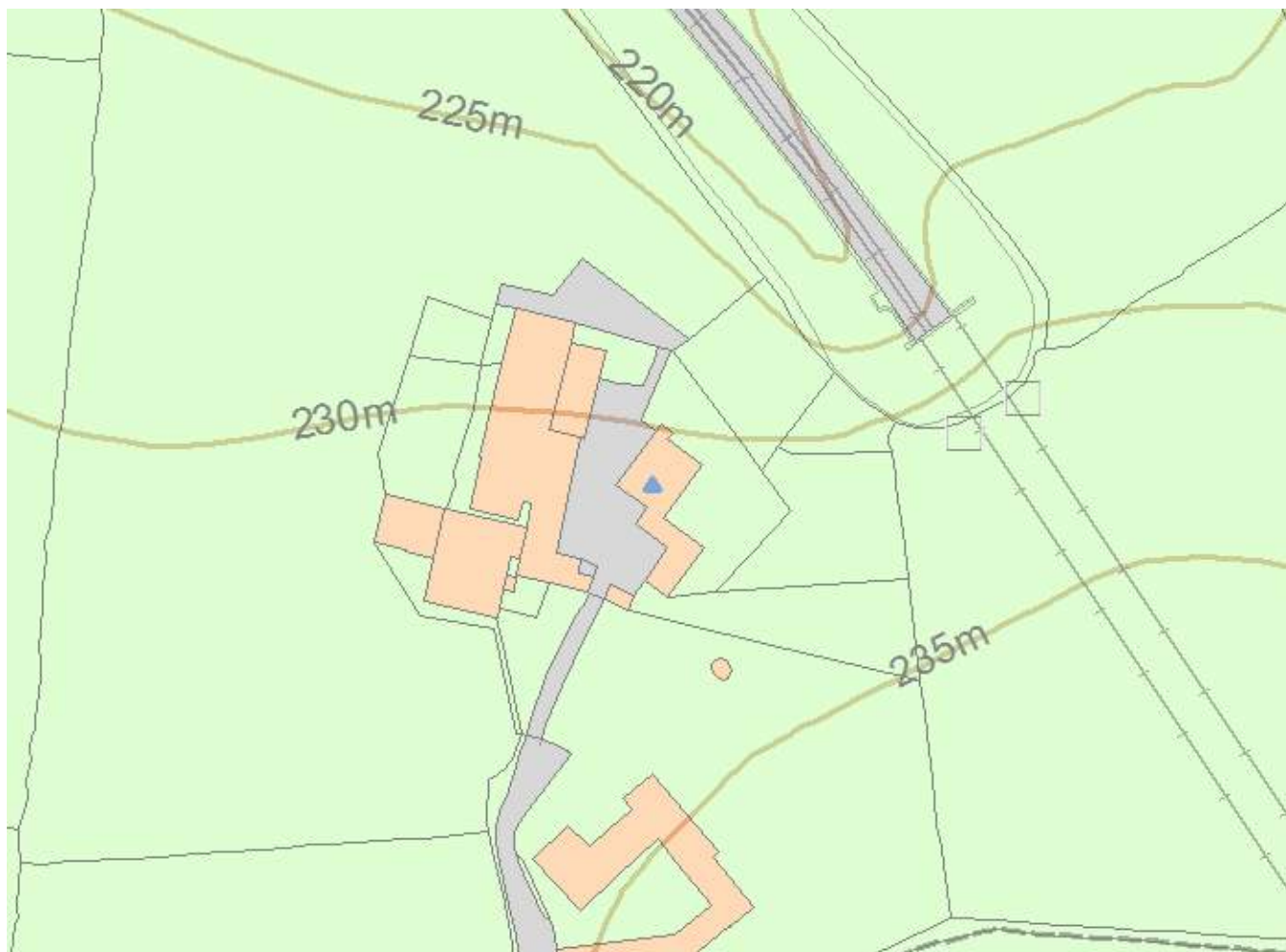
## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **334109**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 16-Apr-2024 at 06:21:02.

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[\(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

**End of official list entry**



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# BARN APPROXIMATELY 20 METRES WEST OF FAR WESTHORPE FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1151796**

Date first listed: **26-Apr-1988**

List Entry Name: **BARN APPROXIMATELY 20 METRES WEST OF FAR WESTHORPE FARMHOUSE**

Statutory Address 1: **BARN APPROXIMATELY 20 METRES WEST OF FAR WESTHORPE FARMHOUSE, WELL HOUSE  
LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **BARN APPROXIMATELY 20 METRES WEST OF FAR WESTHORPE FARMHOUSE, WELL HOUSE LANE**

The building or site itself may lie within the boundary of more than one authority.

District: **Barnsley (Metropolitan Authority)**

Parish: **Penistone**

National Grid Reference: **SE2436904848**

## Details

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PENISTONE WELL HOUSE LANE (north side, off) Barn approx. 20 metres west of Far Westhorpe Farmhouse

GV II

Barn. Early C18, altered. Coursed, squared rubble, part rendered. Asbestos roof. 4 internal bays. Square-headed cart entry to bay 2. Chamfered entrance to right. Two small round-arched lights at high level. similar lights below altered

with larger casements. Left bay may be rebuilt. Rear: opposing square-headed cart entry. Interior: 3 principal rafter trusses with queen struts and large-scantling tie-beams. Included for group value.

Listing NGR: SE2436904848

## Legacy

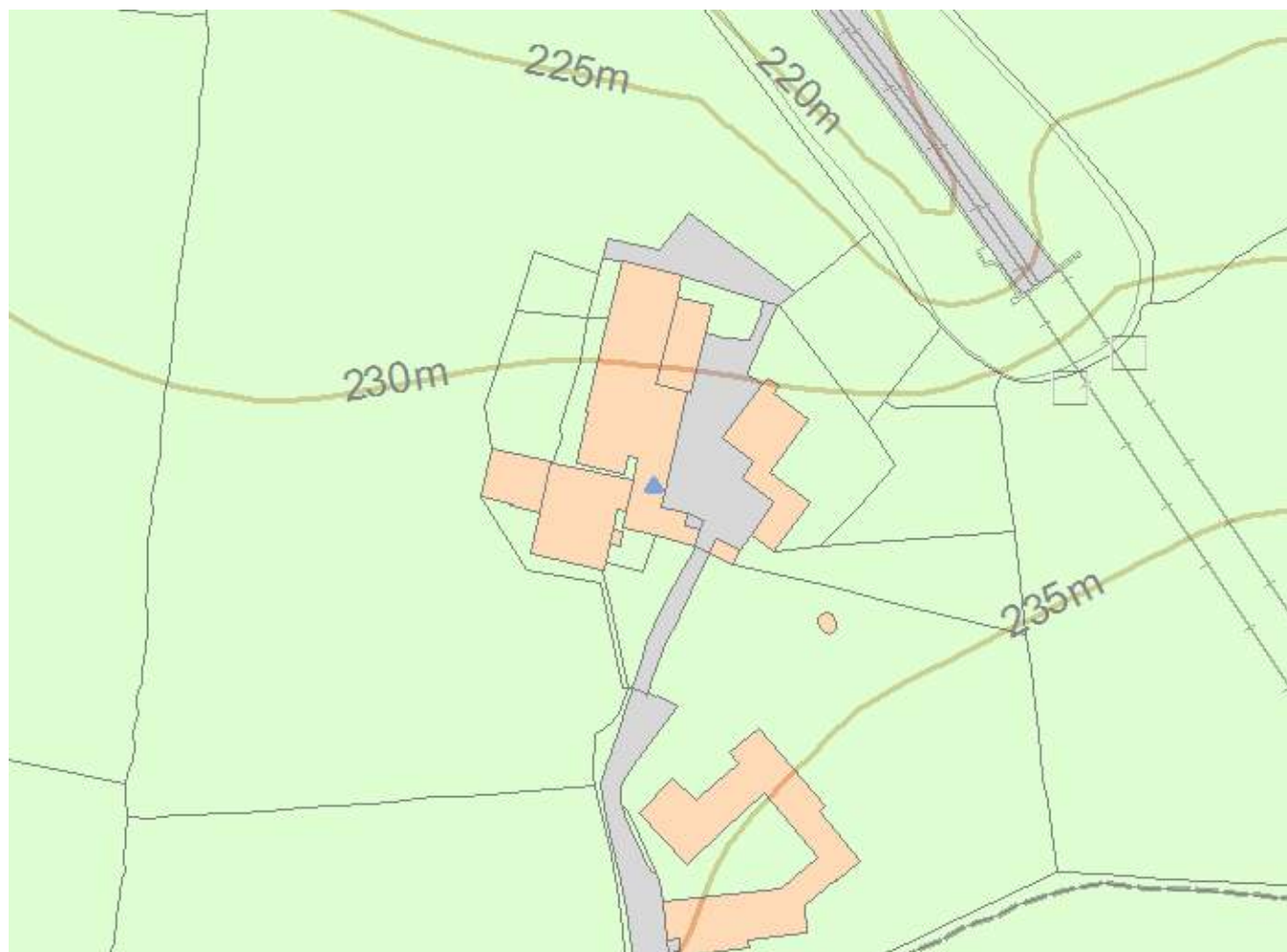
The contents of this record have been generated from a legacy data system.

Legacy System number: **334110**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 16-Apr-2024 at 06:23:59.

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End of official list entry



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**Westhorpe Farm**  
Heritage  
Statement

**24-001-031**



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