
2023/0552 – Planning Application

2023/0601 - Listed Building Consent Application

Address: Dean Head Cottage, Dean Head Lane, Hunshelf, Sheffield, S36 8YR

Applicants: J Maxwell and N Billups

Description: Replacement of windows and doors, replacement of damaged sills, jambs, and head, addition of roof window, repointing of property and internal alterations (Listed Building Consent)

This report covers both the planning application 2023/0552 and the Listed Building Consent Application 2023/0601 which have been submitted by the same applicant, for the same address, with the same description and for the same proposed works.

Site Description

Located within designated Green Belt land in the rural west of area of Barnsley, approximately 4km to the southeast of Penistone, Dean Head Cottage is one of five dwellings located within the former Dean Head Farm site on Dean Head Lane. The Cottage itself is a Grade II historically listed semi-detached dwelling which along with the attached Dean Head Farm cottage would have originally formed part of a single dwelling. Dean Head Cottage is constructed of coursed square sandstone and features a cross gable slate roof. The house is predominantly two-storey, but the kitchen is located within ground floor only section of the dwelling. This lean-to style aspect of the dwelling appears original, but records are unavailable to conclusively determine this. Despite some modern improvements, predominantly completed under a 1993 planning consent, the conservation officer has highlighted that the dwelling “Retains a good degree of historic character and significance.”



Local Plan Allocation: Green Belt

Planning History:

- 2009/1525 Part block existing south facing door to form window (Listed Building Consent) – Approved with conditions 26th January 2010
- B/93/1308/PR/LB refurbishment and repairs to cottage – Approve with conditions 3rd November 1993

Pre application Advice:

Prior to this application being submitted, pre-application advice was sought and provided by the local authority's Conservation Officer in application 2022/ENQ/00486. The applicants have followed much of this advice and have made some changes to the initial proposals submitted as part of the pre-application.

Proposed Development

The proposal would cover four areas of work. Firstly, a ground floor exterior door, six ground floor windows, five first floor windows and damaged sills, jambs and heads, which are proposed to be replaced. Secondly, repointing of the dwelling's exterior is proposed. Thirdly, a new roof window on the easterly elevation is proposed. The final aspect of works relates to internal alterations within the dwelling. On the first floor, the proposal is for reconfiguration of an existing bedroom and bathroom into a relocated bathroom, bedroom, and new airing cupboard. This would involve the creation of a new stud wall and the installation of two new radiators. On the ground floor, new internal insulated plasterboard and underfloor heating is proposed within the ground floor kitchen area. Across both floors, new stone window boards are proposed to accompany the new windows and aspects of plumbing and drainage work would be undertaken.

Existing and Proposed Elevations and Floor Plans



EASTELY ELEVATION



NORTHERLY ELEVATION



WESTERLY ELEVATION



SOUTHERLY ELEVATION



EASTELY ELEVATION



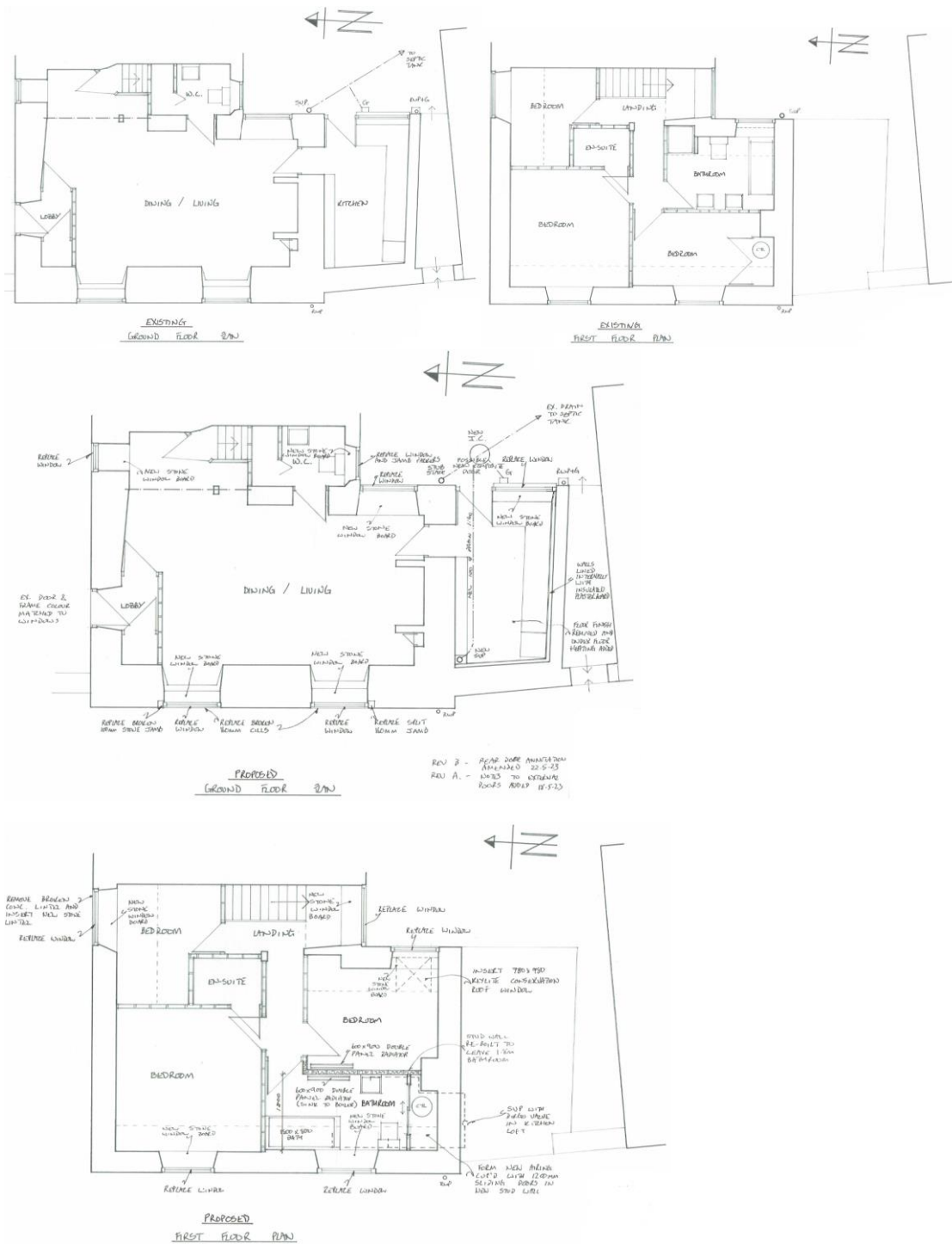
NORTHERLY ELEVATION



WESTERLY ELEVATION



SOUTHERLY ELEVATION



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 Policies

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

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.

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.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

HE3 – Developments affecting Historic Buildings: Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12 - Achieving well designed places.

Section 13 - Protecting Green Belt land.

Section 16 - Conserving and enhancing the historic environment.

Consultations

Conservation Officer – The conservation officer was consulted for both applications and provided a report to cover both applications. No objections to the development were made. A condition related to the proposal has been recommended, to ensure construction is sympathetic to the historical dwelling.

Parish Council – in regard to both applications, the Parish Council confirmed they had no comments or objections.

Representations

Neighbours were notified by post about both applications. No comments were received.

Publicity:

For application 2023/0601 only, a Site Notice was placed nearby to the dwelling & a public notice was placed in the Barnsley Chronicle newspaper. No Comments were received.

Assessment

Principle of development

Policy HE3 allows for alteration of listed buildings with a view to enhance or preserve the historical quality of such a building. For this application, the applicants have proposed to carry out work which would externally improve the appearance of the building through the replacement of existing windows and a door, along with repointing of the brickwork. An additional window within the roof is also proposed, along with internal reconfiguration and improvements. All works have been assessed by the Local Authority's Conservation Officer.

Heritage Impact

As the proposed development is in relation to a Grade II historically listed structure, in accordance with local and national policy, including policy HE2, a Heritage Statement was provided by the applicants as part of their application. An assessment of the existing dwelling and impact of the proposals was also conducted by the local authority's Conservation Officer. This report was provided and outlined the applicants' general desire to improve the internal and external appearance of the dwelling. This improvement would be achieved through repair or replacement of all the windows, replacement of an exterior door and repointing of the brickwork. Internally the work proposed is more for useability of the dwelling with insulation, reconfiguration of the first floor layout, plumbing and heating enhancements. This work has been found acceptable by the conservation officer and whilst not as important to the character of the dwelling, the improvements would help maintain the longevity of the historical dwelling by providing a comfortable dwelling with updated facilities. The conservation officer did mention a regrettable loss of original but damaged jambs and sills and that repair, if possible, would be preferential, but overall, the proposed works are acceptable, and a specific condition has been requested to be included if the application is approved.

Impact On The Green Belt

As the dwelling is located within the Green Belt, consideration is required in relation to the external aspects of the proposed works. In this instance, as the replacement windows, external door, associated window fixtures and the pointing, all of which are acceptable from the historical perspective of maintaining the character of the dwelling, the impact upon the Green Belt would be neutral.

The additional window on the roof slope is again considered acceptable from the perspective of preserving the historical character of the dwelling. The size and location of the window, which is partially hidden from view by existing trees would only have an insignificant impact on the openness of the Green Belt.

As there are no proposed extensions to the dwelling, the footprint (ground floor) of the dwelling would remain constant at 70.9 sqm. Equally there would be no change to the size of the first floor. No information has been provided about outbuildings, but no outbuildings have been proposed to be constructed or altered. With no enlargement or significant external alterations to either the dwelling or other structures within its curtilage, there would be no impact to the openness of the Green Belt

Residential Amenity

As much of the proposed works would be internal and with the exception of the small window, which does not directly overlook any dwellings, the remaining works would be replacement rather

than development work and as such there would be no adverse effect upon the residential amenity of the neighbors.

Visual Amenity

As the proposed external works aim to maintain or improve the visual appearance of the dwelling, and have been approved by the Conservation Officer, there would be no visual harm to character of the dwelling or harm to the visual amenity of the area.

Highway Safety

None of the proposed works would affect or alter the access or parking provision of the site and therefore there would be no impact upon highway safety.

Summary

The proposals provide modest alterations to the exterior of the dwelling, much of which is aimed at enhancing and preserving the character of the dwelling. Both the Internal and external works have received approval from the conservation officer and additional assessment had been made to determine the potential impact upon the dwelling itself, neighbouring dwellings, and the Green Belt, all of which have been concluded as neutral or insignificant. Overall, the proposed development is in compliance with all local and national policies listed within the policy section outlined above.

Recommendation – Approve with Conditions.