2022/0179

Applicant: Mr James Wilkie

Description: Repairs and renovations (Listed Building Consent) at Nethermill House, Barnsley Road, Penistone, Sheffield, S36 8AD.

Planning History

2018/0128- Variation of condition 2 of app 2015/1367 (Demolition of existing buildings and erection of 11 no. detached dwellinghouses, access, landscaping, drainage and associated works) to allow retention of some of the features of the listed building and erection of porch- Approved with conditions.

2018/0127- Alterations to listed building to allow retention of some features and erection of porch (Listed Building Consent)- Approved with conditions.

2015/1367 – Demolition of existing buildings and erection of 11 no. detached dwellinghouses, access, landscaping, drainage and associated works- Approved with conditions.

2015/1427 – Demolition of existing buildings and erection of 11 no. detached dwellinghouses, access, landscaping, drainage and associated works (Listed Building Consent)- Approved with conditions.

Site Description

Nether Mill Farmhouse is listed at grade II and dates from 1636. Over the years modern materials such as White UPVC windows/doors, plastic gutters/ fall pipes and 1960's style fire places have been introduced to the building. The house once formed part of the wider Nether Mill / Nether Mill Farm complex that developed in the later C19 that once existed to the southwest. The House is closely associated with the cruck barn immediately east (listed at grade II), Nether Mill Cottage to the north (also listed at grade II) and the now demolished fragments of Nether Mill. As a consequence of their age and relationship it is considered that all these buildings have a shared curtilage. The site of the former mill was comprehensively redeveloped under 2015/1367 (erection of 11 dwellings) which resulted in the loss of the mill building. Nether Mill House itself was also the subject of a tandem listed building consent at the time (2015/1427) which granted permission for the removal of a mid to later C20 annex extension to the rear of the house.

To the south of the site is Barnsley Road and immediately beyond that is a field that has the River Don passing through it. To the west is a recently constructed three storey apartment block containing 18 apartments and the Duchy Homes development approved under 2015/1367). To the north are field associated with the farm which are excluded from the application site. Adjoining these fields further to the north west is Penistone Grammar School.



Front elevation of building.



Google maps street view showing front elevation of building and buildings at Nether Mill Farm.

Listing description

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1151027
Date first listed:
23-Jun-1965

NETHER MILL HOUSE, BARNSLEY ROAD

3/5 PENISTONE BARNSLEY ROAD SE20SW (north side) 3/5 Nether Mill House 23rd June1965

Farmhouse. Dated 1636, with late C18 and late C20 additions. Rendered. Stone slate roof. Two storeys. Two-room baffle/lobby entry plan with two rear wings and C18 single-bay addition to left. Quoins. Central doorway, with chamfered, quoined surround and Tudor-arched lintel inscribed: "TE + 1636 JM" Four-light double-chamfered window to each side with later doorway to left and right. On 1st floor a 7-light double-chamfered window with king mullion. The C18 addition to the left has a 2-light flat-faced mullion window to each floor, and the eaves level, is raised slightly. Central ashlar stack, and gable stack to left. Rear: single-storey outshut to left; central, single-storey gabled wing and a 2-storey later wing with separate roof, to right, mainly altered. C20 addition not of special interest. Interior not inspected.

Listing NGR: SE2452603876

Proposed Development

The building is currently unhabitable and as such this application proposes renovations and repairs to the site. The applicant has submitted a schedule of works to support the application which identify the defect or change required along with actions proposed. They are summarised as follows:

Roof Sagging

A defect caused by deflected timbers. The front elevation has been rectified by inserting wedge timbers, giving a straight/ level tile battens. Proposed to remove the existing natural stone tiles/battens and add breathable felt and fix tapered timbers to truss/rafters to give straight level tile battens. New tanalised tile battens will be fitted and the existing natural roof tiles will be re fitted. Where tiles are damaged or missing it is proposed to replace them with similar, reclaimed natural stone tiles.

Roof light-

Rooflight missing from roof. Proposed to make the opening good, fit a conservation Velux rooflight with black frame, including central vertical glazing bar and flash accordingly.

Failed pointing chimney pot-

The pot is damaged and one pot is missing. Proposed to remove the existing pot, clean off the top of the stack and fit and bed on two new reclaimed stacks.

Internal wall skin-

Internal wall skin is missing. Proposed to build up the internal skin in blockwork and plasterboard/ skim cavity wall to be insulated with a minimum of 50 mm of Kingspan K8.

Rotten timber rain water gutters of UPVC gutters/down pipes and gutters missing-

Proposed to replace all gutters and down pipes with powder coated (black) aluminium in an extrusion style (pattern to be agreed).

Ventilation flue-

A ventilation flue is required to the boiler room wall which will cut through the existing stone wall and fit vent/cowl.

Existing render-

Damage to existing render (rear/side elevations). Proposed to remove loose and friable material. Prime and apply a new thin film render coat over the existing. Colour of the render to be natural “stone” colour.

Windows-

Currently rotten or in White UPVC. All but the two front timber doors are white UPVC. Proposed to replace all windows in Heritage Irish Oak finish, double glazed UPVC.

Timber doors-

Proposed to remove doors and all rotten timber. Sand all surfaces and stain in the same colour as existing.

Fire Place-

Considered to be a later addition and not in keeping with the existing property. Proposed to remove the existing fire place and construct a new one from natural stone. Mantle to be stone or oak beam to match the existing back to back inglenook fire place.

Glazing in white UPVC-

Considered to be a later addition and not in keeping with the existing property. Remove full height glazing and replace with French doors in Heritage Irish Oak finish, double glazed.

Gypsum Plaster board-

In danger of collapse and removed on safety grounds. Proposed to remove all plaster board flat ceiling to first floor bedroom. Note, the exposed timber purlins and rafters are in good condition. Insulate between the rafters with 100m Kingspan K7, underdraw the rafters with 37.5 mm Kingspan k18. Air gap of 50mm to be left between the tiles/ K7. Finish with 12mm plasterboard/skim.

Application also seeks permission to remove gypsum plaster board flat ceiling to first floor landing- remove existing flat ceiling to expose the existing timber traditional roof.

Gypsum Plaster repair

Where plaster is loose and friable it is proposed to remove the existing plaster and for it to be re-applied.

Exposed internal wall stonework

Existing gypsum plasterwork has been removed to various areas, revealing natural stone finish. Features to be sympathetically cleaned using wire brushes, repointed/repaired where necessary and sealed with a clear lacquer.

Change bedroom into bathroom

Proposed to fit new bathroom suite. Ventilation duct will not exit via the front elevation. Glass to window to be obscure glazed. Remove existing sink, construct new stud wall/ plaster board wall to fit shower, WC and wash hand basin.

Create en-suite to bedroom

New extractor to be fitted through the side elevation wall.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

Relevant Local Plan policies include:

BIO1- Biodiversity and Geodiversity- Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

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.

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.

HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

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. In such circumstances 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.

Supplementary Planning Documents

NPPF

The National Planning Policy Framework sets 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.

The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 200: Any harm to or loss of significance will require clear and convincing justification

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural of historic interest which it possesses.

Consultations

Parish Council- No comments received.

Ward Members- No comments received.

Conservation- Content with what is proposed, raise no further comments or objections.

Urban Design Officer- No comments received.

Biodiversity Officer – 2 no. bat boxes required

Representations

The application was advertised by notices in the press and erected on site and by neighbour notification. No comments have been received.

Assessment

Principle of development

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 Listed Buildings.

Impact upon Heritage Assets and Visual Amenity

The main issue to be considered in the determination of this Listed Building Consent application is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

The Conservation Officer was consulted on the application and considered that many of the works proposed can broadly be seen as repairs or alterations that are to later fabric of little heritage interest, however some amendments and additional information were sought to support the application and are discussed below.

The repair works to the roof were accepted, however it was advised that significant historic timber should not be removed from this roof structure (if it is perished or wormed) before consultation with the LPA. The render coat to be removed is a modern addition and as such there is no objection to its repair, however it is considered to be a betterment to hack off the cement render by hand and re-coat with a breathable system; this will be secured by

condition. In addition, the modern fireplaces (C20) and gypsum plaster/ drylining conversion to bathroom and en-suite were also considered to be acceptable.

In terms of the replacement doors/windows, additional details were requested by the Conservation Officer. Plans showing the profiles and designs to relevant scales were provided by the applicant and as such, the replacement is considered to be acceptable. It is noted that there is no consent for the existing UPVC windows and as such the replacement with Oak Timber would be a betterment and would enhance the building.

Some internal and historic stonework has been uncovered including around a number of C20 fireplaces, windows, and doors. Chamfered and decorative stonework has been uncovered with some infilling (bricks etc) with later fabric. There is no objection to the careful repair of the stonework and jointing with lime mortar, it was however questioned whether the use of silicate or silane sealant is necessary. The repairs and other work will be conditioned to protect the building.

Lastly, the vent for the boiler room has been relocated to the side wall rather than the rear to reduce its visual impact.

It is considered that the amendments and additional information has enabled full support to be given to the scheme. The proposed schedule of works would not harm the special architectural, historic interest or impact on the setting of the listed building and would rather preserve and enhance the listed building and as such would be in accordance with policies HE1 and HE3 of the Local Plan.

Ecology

The Ecology Officer has been consulted and sought further details as to the level of suitability the building has to support a bat roost, such as that set out within table 4.1 of the Bat Conservation Trust Bat Survey Guidelines (2016) as it was considered that the level of survey effort undertaken on the emergence/re-entry surveys deviates from that suggested within the guidelines, and it is unsure whether the surveys are to consider the presence/absence of roosting bats within a building of low or moderate bat roosting suitability. From consulting aerial photographs and Google Street View, it was presumed that the building has at least moderate suitability for roosting bats due to the age of the building and the suitability of habitats within close proximity to the site (woodland and a number of water bodies).

An updated bat survey was received which includes records obtained from a data search held with South Yorkshire Bat Group, experience of the ecologist involved in the bat surveys and the level of potential the building has to support roosting bats and the Ecology Officer was satisfied that an appropriate level of assessment has been carried out.

Recommendations include the installation of 2no bat boxes on the building/trees within the site boundary to enhance roosting opportunities for bats and would be secured by way of condition in line with the NPPF to enhance biodiversity. A plan indicating the location and type of bat boxes proposed and photographs of the bat boxes in situ should be provided.

As such, the application is supported from an ecology perspective and would be in accordance with Biodiversity and Geodiversity Policy BIO1 and associated SPDs.

Recommendation

Grant listed building consent subject to conditions.