

# **ROGER LEE PLANNING LTD**

**Chartered Town Planner – BA(Hons) MRTPI**

**Residential and Commercial Planning : Planning Applications, Appeals and Enforcement**

## **HERITAGE STATEMENT**

**THE GRANARY, 3 FIELD HEAD MANOR  
ELMHIRST LANE, DODWORTH**

**AUGUST 2022**

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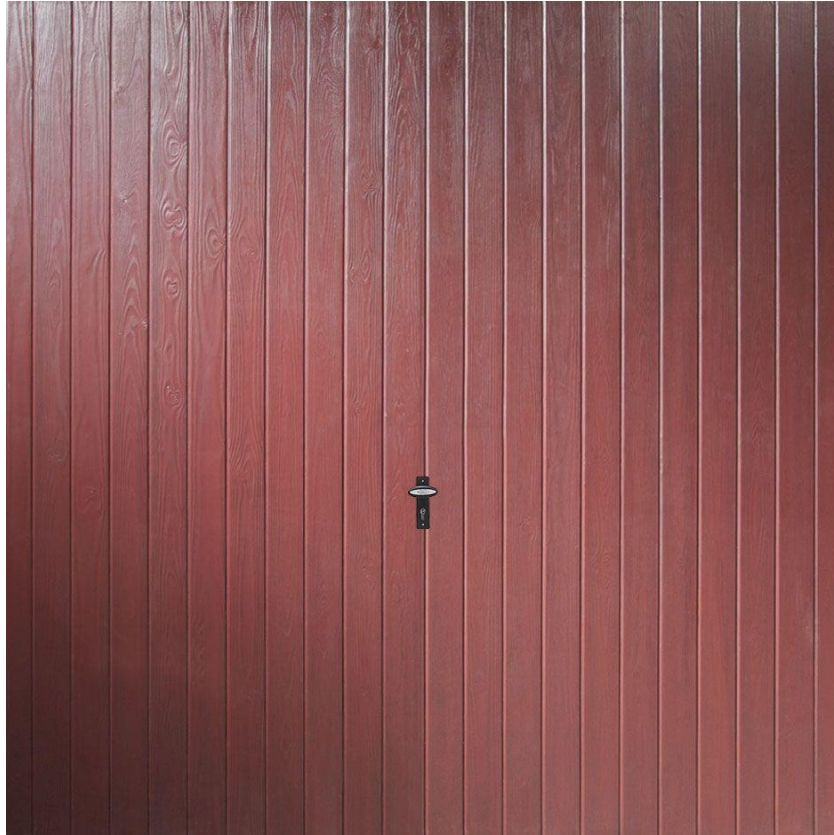
## **1. INTRODUCTION**

- 1.1 The Government published the latest version of the National Planning Policy Framework in July 2021. Paragraph 194 of the Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

## **2. THE SITE AND APPLICATION PROPOSALS**

- 2.1 The site is located within a group of residential dwellings in a semi-rural location in between Silkstone and Dodworth and to the north of the clubhouse at Silkstone Golf Club.
- 2.2 The property occupies a corner position in the attached L-shaped group and adjoins Nos 2 and 4. It has a sizeable garden area to the rear which extends towards the boundary of the golf course to the west and runs parallel to the garden to No 2 to the east. The club house to the golf club is to the south of the group of dwellings.
- 2.3 The application is a revised proposal following the refusal of plans for grey clad horizontal garage doors and also subsequent dismissal at appeal.

- 2.4 The doors will have a timber outer frame and timber arch with vertical shiplap doors in a composite GRP material and with a woodgrain finish, as shown in the image below (minus the door handle).



- 2.5 The colour proposed will be "Agate Grey" to match the colour of the approved replacement upvc sash windows on the property, as shown over page:



### **3. PLANNING POLICY AND STATUTORY CONTEXT**

- 3.1 Policy HE1 of the adopted Local Plan supports proposals which conserve and enhance the significance and setting of the borough's heritage assets.
- 3.2 Policy HE3 requires proposals involving additions or alterations to listed buildings to conserve and where appropriate enhance that building's significance.
- 3.3 Policy D1 requires development to be of a high quality design that is expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.
- 3.4 Paragraph 194 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets

affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 3.5 Paragraph 199 states that 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

#### **4. HERITAGE CONTEXT**

- 4.1 The Granary is a Grade II listed building. It forms part of a group of listed buildings including the neighbouring properties. Historically the buildings at Field Head Manor comprised of the main farmhouse, cottage and barn.

- 4.2 The listing description of the property is as follows:

*Cottage adjoining to 6.10.82 north of Field Head Farmhouse (formerly listed as barn to north of house at Field Head Farm)*

*Former cruck frame farm building now house. C16 or C17 origin, converted and rebuilt c.1985. Coursed squared stone. Tile roof. Two arched entrances (one to garage) and two square windows.*

*Interior: Three cruck trusses, two of which retain extended tie-beams.*

## **5. ASSESSMENT OF PROPOSALS AND HERITAGE IMPLICATIONS**

- 5.1 The previously refused application was for a contemporary cladding material with a horizontal design and a grey colour finish. This was to replace electric up and over fiberglass doors, which were not original features.
- 5.2 The proposal now is to return to a more traditional vertical shiplap GRP doors with outer timber frames and with a woodgrain finish which it is considered answers the reasons for the refusal of the previous application and the subsequent appeal.
- 5.3 The significance of the property and the overall group derives from its origins, decorative architectural features and its setting within a rural context. That significance would not be affected by the proposals in this revised application and consequently, the proposed replacement doors would have at the minimum a neutral effect on the character, appearance and setting of the listed building, and would not be contrary to relevant paragraphs of the Framework as set out in Section 3 above or policies HE1, HE3 or D1 of the Local Plan.