

HERITAGE STATEMENT IN RESPECT OF:

PROPOSED CHANGE OF USE OF AN EXISTING BARN TO FORM A MODEST DWELLING ON A SITE AT 'THE GRANARY', NOBLETHORPE, BARNSLEY ROAD, SILKSTONE, BARNSLEY.

This Heritage Statement is submitted as the site is within the Noblethorpe complex which contains a listed building - Noblethorpe Hall - a Grade II listed building (English Heritage ID 334278).

This statement should be read in conjunction with the attached image which identifies the listed building and the relationship with the barn in question.

It is important to understand that the barn in question has been in existence for at least 18 years and that the proposed change of use will not involve any enlargement of the existing footprint or increase in roof height. To all intents and purposes the building will remain unchanged in its physical appearance other than the introduction of some additional openings in the existing walls.

On this basis it is our view that the proposal will have no further impact on the listed building over and above any that has existed for many years.

The barn in question sits to the north of the listed building and beyond 'The Granary', a large barn conversion immediately to the north of Noblethorpe Hall. It is further screened by a tall brick wall sitting between the barn and the granary. Immediately to the east of the barn is an established densely planted tree boundary which basically screens the building when viewed from the east.

All these features are clearly denoted on the attached image.

As the proposal is to change the use of the barn to form a single modest dwelling (one within the group of several existing substantial dwellings to the north and west of Noblethorpe Hall), it is difficult to see how its use as a dwelling would have any significant impact on the listed building.

It is our view therefore, that no heritage asset is affected by this proposal.