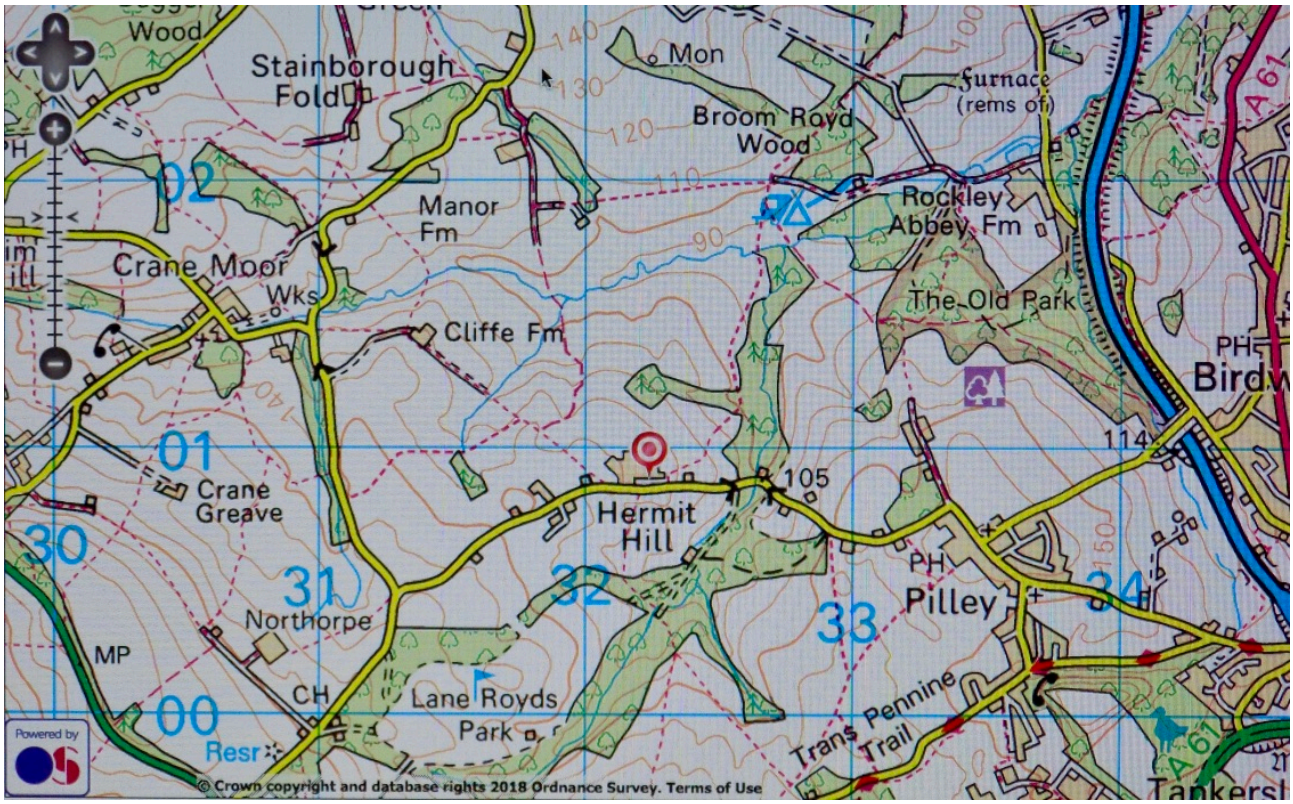
The Application Site

The Mistal
Hermit Hill
Wortley
Sheffield
S35 7DF



Historical Maps Layer, 1919-1947

Nature of the Site

The Mistal is sited within a conservation area and is adjacent to Hermit Hill Farmhouse which is Grade 2 Listed. The Mistal is a traditional detached single storey building which was reconstructed from reclaimed stone with an artificial stone slate roof with a simple pointed verge to the gable walls. The roof is supported by original (and some new) traditional timber trusses and purlins. The gutters and rainwater pipes are plastic. Doors, windows and facia boards are painted timber. Original red bricks were reclaimed from the original construction and re-used to construct the Mistal's utility/WC.

The Extent of the Conservation Area

The setting is in greenbelt, part of an historic settlement and conservation farm courtyard which includes the adjoining Listed Farmhouse. The courtyard is set well away from Hermit Hill.

The proposed single storey Garden Room is to the rear of The Mistal, out of sight from the courtyard and the Farmhouse. The side of the extension is on the boundary of the Farmhouse garden. It would have negligible impact on the local landscape.

The Significance of Hermit Hill Farmhouse

Entry Name: Hermit Hill Farmhouse
Listing Date: 4 December 1986
Grade: II
Source: Historic England
Source ID: 1192545
English Heritage Legacy ID: 333998
Location: Wortley, Barnsley, S35
County: Barnsley
Civil Parish: Wortley
Traditional County: Yorkshire
Lieutenancy Area (Ceremonial County): South Yorkshire
Church of England Parish: Wortley St Leonard
Church of England Diocese: Sheffield

Listing description
WORTLEY HERMIT HILL LANE
SE30SW (north side)
1/122 Hermit Hill Farmhouse
- II
Farmhouse. Dated 'T B A / 1760'. C19 addition. Deeply-coursed dressed sandstone, stone slate roof. 2 storeys, 1 : 2 windows to 1st floor. Original house on right has large quoins and C20 porch to left of centre enclosing original doorway with dated lintel. Flanking windows have 6-pane sashes with thin stone sills and deep lintels, similar sashes above. Later addition on left has 2 ground-floor windows and one to lst-floor left, all 6-pane sashes. C18 corniced ashlar end stack on right; later stacks to left end of original house and to left end of addition.

Listing NGR: SE3223500898

The original cow shed and barn (The Mistal) was extended and altered over many years using a variety of building materials.

The Proposed Works to The Mistal

The proposed Garden Room is less than a quarter of the the existing footprint of The Mistal. 6m L x 3.4m W x 3.5m H. The stone boundary wall (which was built from the original barn stone) will be dismantled and and used to build the boundary side wall of the Garden Room. This will allow for the removal of the existing 2m tall timber panel privacy boundary fence. The main construction would be oak framed with hardwood windows and doors. Two ‘Velux’ windows are planned for the roof which would be artificial stone tiles to match the existing roof. Gutters and drainpipes would be painted plastic to the existing drains.

Tree Survey

Satellite imagery indicates a tree located just over the boundary to the north and within the curtilage of the listed building. This is a cotoneaster bush which was cut back by the last tenant. An arboriculturalist will be consulted.

Planning History of The Mistal

The Mistal was converted from a redundant barn to a dwelling in 2010 by the present owners under application 2009/0632. Previously forming part of a smallholding, the barn had not been used for agricultural purposes for some time.

The Impact on the Farmhouse, Courtyard and Greenbelt

The extension would not be visible from the courtyard. It is well away from Hermit Hill and would have negligible impact on the landscape. It would be on the garden boundary of the Farmhouse creating privacy on both sides. The wall visible from the Farmhouse garden would be constructed from the existing dry stone wall which was itself built using stone from the original barn. It is proposed to remove the existing panel fence. The boundary gap would be filled by a post and rail fence the same as the Farmhouse's other boudaries.

Preserve, Enhance and Mitigate

Privacy to the Farmhouse garden (which at the moment is provided by a timber panel fence) would not be compromised. On construction of the extension this fence could be removed. The extension wall on the Farmhouse boundary would be constructed from sandstone reclaimed from the original barn. No windows overlook the Farmhouse garden. The remaining border between the gardens would be a post and rail fence, the same as the rest of the Farmhouse boundary.

Sources of Information

https://britishlistedbuildings.co.uk/101192545-hermit-hill-farmhouse-wortley/maps#.XB0Say10e-o









