



ARCHITECTS

PLANNING STATEMENT

DARLEY CLIFFE HALL

DECEMBER 2019

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1. Introduction

- 1.1. This Planning Statement has been prepared by Pearce Bottomley Architects using text extracted from the Heritage Impact Assessment authored by Peter Thornborrow GNSM, PGDipELH (CNAA) in support of the application for Listed Building Consent for the proposed extension and internal alterations at the Grade II* listed property Darley Cliffe Hall, Worsborough.

2. Guidance Policy Documents: Barnsley MBC

Table 3 – Local Validation requirements currently in force:

Heritage Statements and Heritage Impact Assessments

- 2.1. The ‘Supplementary Planning Document: Heritage Impact Assessment’ (HIA) was adopted by Barnsley MBC in May 2019, prepared in-line with the recommendations of the NPPF (Chapter 16, para. 189) and provides advice on how to prepare a HIA. The preparation of this document follows that advice.
- 2.2. Summary of Local Plan Policy HE2:
 - Prior to writing a written description (Stage 2) necessary research should be undertaken and early maps checked. This has been done by this writer in the past as illustrated in previous HS accompanying two other recent applications concerning Darley Cliffe Hall.
 - Scope & degree of detail will vary according to each application. Discuss with the Conservation Officer before submitting – this application has been prepared in close consultation with the LPA’s Conservation Officer - including in site meetings with a representative of Historic England, and in subsequent e-mails and telephone discussions, following initial proposals first drafted for comment in the past and prior to this submission that focuses on only one part of the building – the later Kitchen attached onto the north side of the original house and a proposed dining room extension opening up from the kitchen.
 - LBC to be accompanied by a written statement as described in Stage 2 of the SPD/ HIA

- An analysis of the history and ‘character’ of the building & its significance.
- The principles of & justification for the works – and their effect on the special ‘character’ of the LB, its structure & setting (in Stage 3).
- For proposals involving demolition or significant alteration – need a structural survey & a building appraisal to accompany the HS/ HIA.
- Documents referred to: NPPF; BMBC Adopted Local Plan, Policies HE1, HE2, HE3.

2.3. We are advised in HE2 that ‘the description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset, but no more than is necessary to understand the impact of the proposal’ in a Heritage Statement (HS) that will vary according to the particular circumstances of each application. Part 1A of the previously submitted documents considers first the historic significance of Darley Cliffe Hall as also required in the NPPF revision of Feb 2019, para 189 (p56) that states:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.’

2.4. Following the advice that ‘Applicants are encouraged to discuss proposals with the Council’s Conservation Officer before an application is made”. Site-meetings have been held with Tony Wiles BMBC’s Conservation Officer on two or three occasions, initially on 3rd July 2019 regarding the necessary roof-repairs. This resulted in a separate LBC application (already determined). This was followed a week later with another meeting on 12th July 2019.

2.5. In accordance with Policy HE3 that encourages applicants to ‘*capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest*’ following discussions and close consultation with the Conservation Officer (CO) a modern plaster-board wall has been removed in the existing (and proposed) Kitchen at the north end of the room revealing a handmade tapering brick flue, and a 18th century stone fireplace with a flat-arched lintel supported by monolithic side jambs and previously completely covered over. The CO was kept informed almost on a daily basis during these works being

supplied with photographs taken both before, during and after works that was undertaken with his agreement following a site meeting held on 9th October last. Further works of stripping out of modern gypsum plaster off the walls and taking up a concrete slab from the floor revealed the original stone-flagged floor still in-situ.

- 2.6. As required this document provides a detailed description and assessment of the listed building. In the recent past an assessment has been made to quantify the various alterations made to the building both historically and in recent years, and over the last 12 months or so.
- 2.7. To assist the CO prior to his first visit, an initial assessment was made and report prepared to assist him in determining the alterations made, some possibly without the benefit of LBC. This was encapsulated in the documents accompanying the previous application for the proposed works to the main house (as opposed just to the roof): Part 1 B of that application provided a schedule of proposed works of repair, and alterations better detailed in Part 1C. These were correlated to a set of plans that itemised the work and showed its position in the building for the greater assistance of the planning staff.