



townsendplanning
consultants

STATEMENT OF SIGNIFICANCE

**THE BARN, OFF CHURCH STREET,
BOLTON-ON-DEARNE**

**(I) LISTED BUILDING CONSENT FOR
DEMOLITION OF LISTED BUILDING; AND
(II) OUTLINE PLANNING APPLICATION
FOR RESIDENTIAL DEVELOPMENT.**

MRS N TINKER

OCTOBER 2016

C O N T E N T S

- 1.0 INTRODUCTION AND PURPOSE OF STATEMENT
- 2.0 STATUS OF PROPERTY
- 3.0 ASSESSMENT
- 4.0 SUMMARY

1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site which forms a derelict/disused former barn/workshop which constitutes a Grade II Listed Building. Listed Building consent is sought for the demolition of what remains of the former barn. A planning application is also submitted for the redevelopment of the site.

The purpose of this document is to provide a statement on the proposal in the context of the impact of the proposed development on the Listed Building. The statement also provides objective opinions on the visual aspects of the site, proposal and setting. Further supporting documentation is provided with the submission, including a statement by The Stoneleigh Partnership (Planning Solicitors) and a structural report by David Hough Chartered Building Surveyor.

This statement of significance is drawn up in the context of advice set out in the National Planning Policy Framework, which states:-

“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.” (TPC underlining)

At para 133 it states:

“Where a proposed development will lead to substantial harm to or the total loss of significance of a designated Heritage Asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to

achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:-

- ***The nature of the heritage asset prevents all reasonable uses of the site; and***
- ***No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and***
- ***Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and***
- ***The harm or loss is outweighed by the benefit of bringing the site back into use.”***

This report, therefore, considers the justification of the loss of the Statutory heritage asset.

2.0 STATUS OF PROPERTY

The subject building described as ***“barn approximately 50 metres to the south of Cross Daggers Public House, Bolton-on-Dearne”*** was first Listed on the 18th April 1985. The description on the Listing was as follows:-

“Barn now joinery works. Course sandstone rubble, Welsh slate roof. Single storey. Five bays, central cart entrance. Coins. Central boarded door in Shamford coined opening, segmental arch with voussoirs. Rubble stone buttresses to right of entrance. Slip vents to lower and upper part of wall, now mostly blocked in brick. Inserted window to ground floor right. Shaped kneelers, gable copings (partly missing). Rear: matching but taller cart entrance.

Interior: four principal rafter trusses with double trenched purlings and diagonal-set ridge. Rear cart entrance walled up internally. Attached buildings to rear not of special interest.”

It will be noted that subsequent to the Listing of the building, planning permission and Listed Building consent was granted for the redevelopment of the overall site, which included the conversion of the subject building into five dwellings. Two of the subject new properties were constructed and it is understood that this lawfully implemented the overall scheme for the site which remains extant.

3.0 ASSESSMENT

The subject building, which appears to have originally functioned as an agricultural building, was at the time of Listing (in 1985) in use as a joinery. It is understood that the use of the building ceased in 2010 after it had been severely damaged by fire.

As outlined above, planning permission was granted for the redevelopment of the overall site which included conversion of the subject building to five dwellings. The first two new properties on the development were constructed in accordance with the approval. However, the remainder of the development ceased to proceed. The use of the building as a joiner's workshop ceased in 2010 and the building remained unused and indeed unusable since that time.

The land and property remained in the ownership of the applicant's father and she inherited the responsibility for the site in 2016. On examining the condition of the building and its deteriorating state, some emergency repair work was undertaken and the site securely fenced off from trespassers. As set out in the submitted structural report, the site has significantly deteriorated, including suffering fire damage. It is considered that due to the derelict state of the building and its unsafe nature, it cannot be retained and has gone beyond the point of repair. It is clear that the costs involved in attempting to retain what is left of the building would not be viable.

Prior to proceeding with the submission of this application a number of investigations were undertaken in respect of the heritage assessment, including:-

- (i) Examination of the Listing of the property; and

- (ii) A visit to the site, examining the current statement of the property and engaging Chartered Building Surveyors to provide a detailed structural survey.

It is quite clear from an examination of the advice at para 133 of the National Planning Policy Framework that there is a presumption that designated heritage assets would be retained unless a number of criteria are met. In this instance, it is considered that those criteria are met in that:-

- (i) The nature of the condition of the building prevents all reasonable uses of the site.
- (ii) By reference to the nature of what remains, no viable use can be found.
- (iii) No grant funding is available – see attached appended statement.
- (iv) The harm or loss is outweighed by the benefit of bringing the site back into benefit use. The site is clearly currently a health risk and safety issue and its demolition will resolve that issue. Furthermore, the Council do not have a five year land supply and this development can add in some small way to the regeneration and provision of housing in a sustainable location on previously used land.

Full details of the proposed scheme are set out in the accompanying planning application. It will be noted that these details replicate the previously approved scheme for conversion of the barn.

4.0 SUMMARY

The application site forms a former traditional agricultural building which is Grade II Listed. The subject building constitutes a statutory heritage asset.

Due to the significant deterioration of the building and its current structural condition, it is no longer possible to retain the building. The nature of the building means that it is beyond repair following the severe damage caused by the fire.

The accompanying proposal with this application seeks the redevelopment of the site for five units and replicates the previously approved scheme for the conversion of the barn to five units. This will provide a serviceable long term use for the site, will provide benefit by bringing the site back into beneficial use and will usefully add to housing land supply in an authority that does not have a five year land supply.