

1.00 BACKGROUND

- 1.01 The application site is part of a working livestock farm. As farm incomes have been eroded over recent years farmers are being encouraged by central government to diversify their business models. The applicant is intending to add value to their dairy and meat products by selling directly to consumers.
- 1.02 If successful this will augment current income and so secure the long term future of the holding, which will continue to preserve the visual amenity of the countryside and promote biodiversity.

2.00 ACCESS STATEMENT

- 2.01 The current site access is located on the A629 to the East of Ingbirchworth, where a 40 mph changes to the national speed limit,
- 2.02 The applicant owns the land each side of this access, which can therefore be upgraded to accommodate additional traffic.
- 2.03 The reconstruction of the buildings will be designed to comply with the requirements of "Approved Document Part M Access and Facilities for Disabled People".

3.00 DESIGN STATEMENT

3.01 Context;

The application site is situated in open countryside to the South East of Ingbirchworth, where an open pastoral landscape predominates. This is typical of upland West Yorkshire where small fields are enclosed by drystone walls. Other farm buildings, which are located on the edge of the village settlement, are visible to the North West.

3.02 Amount;

This application is for the conversion of existing farm buildings to form a farm shop and tearoom.

3.03 Scale;

The scale of the existing buildings will be unchanged by this application.

3.04 Layout;

The proposed layout is derived from the following site constraints;

- Aspect and orientation.
- The layout of the existing buildings

- The location of the site entrance.

3.05 Landscape;

Landscape treatment **will** be restricted to the formation of a car park, which will be surfaced in a permeable material and screened with indigenous tree and shrub planting. Existing boundary treatments **will** be retained.

3.06 Appearance;

The appearance of the proposed alterations will be derived from both traditional and modern farm buildings. This will ensure that the architectural expression will be consistent the rural situation.

4.00 CONCLUSIONS

- 4.01 These proposals **will** not impact on the openness of the green belt and are an appropriate form of development as it is associated with an established working farm.
- 4.02 The proposed retail facility will generate additional income for the farm and create employment within the village. This in turn will ensure that the maintenance of the landscape and buildings can be properly funded.
- 4.03 Visual amenity and biodiversity **will** be enhanced.



9.00 HERITAGE STATEMENT

1. This 2015 application is made on the basis that the subject barn is not a curtilage building to the listed dwelling Manor House Farm.
2. The reason for the applicant's assertion that the barn is not a curtilage building can be shortly summarised as: the barn, because of size and scale is not an accessory building to the listed farmhouse. The barn is a principal building in its own right. The listed building is Nos 3 and 4 Manor Road that is a separate dwelling to No 2
3. There was, historically, no subsidiary function between the house and the barn. The latter was clearly part of the farm activity.
4. In order for a building to be within the curtilage of another building (and thus caught by Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 there must be the relationship of principal and accessory. The curtilage building

must be an accessory to the principal listed building – see Debenhams PLC v Westminster City Council [1987] A.C. 396 per Lord Keith at p.403D.

5. In this case the barn is a separate building to the listed farm house 3 & 4 Manor Road..

6. It is often the case that where a barn is close to a listed farmhouse, the Secretary of State lists the barn as a separate building where the barn is worthy of listing and the size of the barn suggests that it is not an accessory but a separate building in its own right.

List entry summary for 3 & 4 Manor Road

List entry Summary

List entry Number: 1184945

Location

3 AND 4, MANOR ROAD

County	District	District Type	Parish
	Kirklees	Metropolitan Authority	Denby Dale

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Mar-1965

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 341314

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Details

SE 21 SE MANOR ROAD Park Mill 2/42 Clayton West 29.3.65 Nos. 3 & 4

G.V. II

Farmhouse. Late C17 or early C18. Coursed rubble. Quoins. Stone slate roof with gable stacks and moulded gable copings on cut kneelers. 3 storeys. Formerly a rectangular plan, now with late C18 2-storey wing, and later single-storey wing to road. Central doorway with moulded surround and deep lintel. One 4-light window to each side and plainer entrance to left, all under drip mould which rises over central doorway as a hood. Three 3-light windows to 1st and 2nd floors, all with hood moulds. All windows double chamfered and rendered.

Listing NGR: SE2602211649

Selected Sources

Legacy Record - This information may be included in the List Entry [Details](#)

National Grid Reference: SE 26022 11649

Map



