

2021/1510

Mr Roger Perry

Replacement of single glazed windows with double glazed units (Listed Building Consent)
Upper House, North Lane, Cawthorne, Barnsley, S75 4AF

Background

2012/0234 - Erection of single storey front extension and relocation of entrance door (Listed Building Consent) – Approved with conditions

2012/0232 - Erection of single storey front extension and relocation of entrance door – Approved with conditions

2020/0374 - Replacement of two single glazed windows with double glazed units (listed building consent) – approved with conditions

Description

The property is a stone built Grade II Listed Farmhouse which was listed in 1968. The property is set off North Lane, Cawthorne and has been previously altered by the above planning and listed building consents. The existing windows are traditional oak framed windows. Two windows have already been replaced in line with application 2020/0374 above.



Listing description

SE 20 NE CAWTHORNE NORTH LANE (South side)

3/69 Upper House Farmhouse 18.3.68

1192147

GV II

Farmhouse. Probably C17 with later C18 or C19 addition to rear (road elevation). Thinly coursed rubble with quoins. Stone slate roof. Rectangular plan consisting of 2 parallel ranges, though the roof is linked as in an H-plan. Two storeys, formerly with attics; 3 bays. Double- chamfered windows with hoodmoulds. Symmetrical front with central doorway (now part blocked) with quoined, chamfered surround. Transomed windows to left and right of four over four lights. 4-light windows to first floor with central 2-light window all under common hoodmould. 2-light, blocked, attic windows. Hollow-chamfered gable-copings on moulded kneelers. Apex finials, those at verges now gone. C19 ornamental central brick stack. Ashlar lateral stack to left. The rear elevation appears to have been the same as the front but the centre and left parts are now part obscured by the 2-storey addition said to have been a granary. It has a later first floor doorway, up stone steps, in its gable. The right return of the house has some surviving mullioned windows, mainly altered, and some later openings. The left return has been rebuilt.

Proposed Development

The proposal is for the replacement of 12 single glazed windows with double glazed units with Oak frames to match the existing windows replaced as part of application 2020/0374 (listed building consent).

The applicant states that 'I can confirm that the proposed windows, in oak, will be of the same design as those currently in place - one opening light in the group of three, with centre dividers. The downstairs group of 8 windows have no openings and we think are of softwood. The one window on the west elevation - on the later extension to the main building - is of exactly the same design as those replaced in 2020, under approval.'



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE3 – Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

GB2 – Replacement, extension and alteration of existing buildings within the Green Belt – Provided that the development will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt, we will allow extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Cawthorne Parish Council – No comments received

Ward Councillors – No comments received

Conservation – No objections raised

Representations

A site notice, press notice and a letter has been sent to the neighbouring property. No comments have been received as a result.

Assessment

Principle of development

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Listed Buildings.

Impact on Listed Building

The Conservation Officer has been consulted and has no objections to the proposal put forward. The proposed frames and glazing bars are to be in oak to match the windows already replaced. The proposal is considered to be acceptable and would not harm the character of the Listed Building.

The replacement windows would match the existing windows to the property and are acceptable in terms of design, therefore they would preserve and enhance the Listed Building in accordance with policies HE1 and HE3 of the Local Plan.

Recommendation

Approve

