

2024/1018

Mr Anthony Massouras

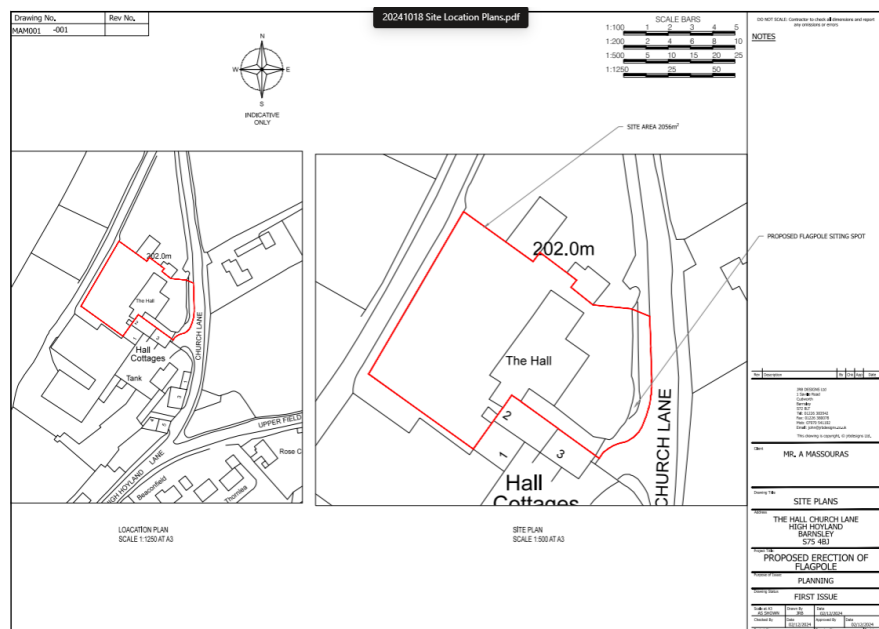
Installation of 7m high flagpole on the grass verge to front of hall to display the national flag
(Listed Building Consent) (Amended Plans & Description)

The Hall, Church Lane, High Hoyland, Barnsley, S75 4BJ

Site Location & Description

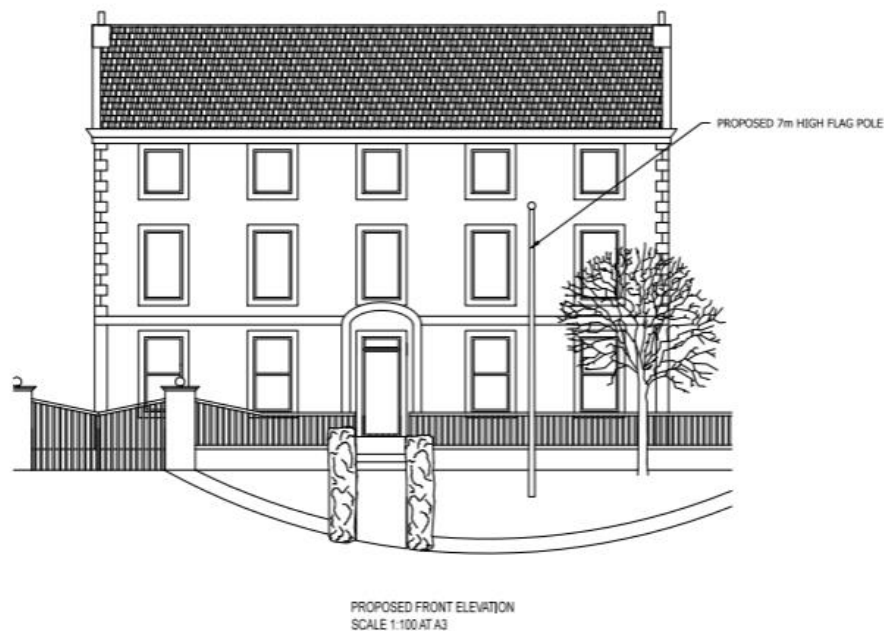
The site is located within the High Hoyland conservation area and within the setting of Hoyland Hall (The Hall) which is a grade II listed building of significant architectural and historical interest. Hoyland Hall was built c1720 possibly for Sir Henry Wentworth. The hall has many prominent architectural features such as a five bay symmetrical facade of three storeys with a central panelled door with over light, in a moulded architrave.

The site of the proposed flagpole is on the grassed area to the front of the property adjacent to Church Lane.



Proposed Development

This application seeks listed building consent to erect a 7m high flagpole on the grass verge to the front of the property. The pole will display the national flag, which is exempt from planning permission, therefore this application only relates to the listed building consent. The assessment will relate to the impact on the historical building Hoyland Hall.



Listing

SE 2711 HIGH HOYLAND CHURCH LANE (West side)
7/147 Hoyland Hall 18.3.68
Grade II Listing

Large house. c1720. Probably for Sir Henry Wentworth. Coursed squared stone with ashlar dressings, stone slate roof. Three storeys, double-pile, five bays. Symmetrical front. Plinth. Angle pilasters rising as rusticated quoins on first and second floors. Central, panelled door with overlight, in moulded architrave with an open segmental pediment, on console brackets, which breaks through ground-floor band. Tall sash windows (lower glazing has gone). Slightly shorter first floor sashes, as before. Short 6-pane sashes to second floor. The central windows to first and second floors are linked by an ashlar apron. Moulded eaves cornice. Gable copings on short moulded kneelers. Truncated ashlar end stacks. Rear: Similar to front but plainer. No doorway. Ground-floor windows to bays 4 and 5 have been replaced by a large C20 single window. No eaves cornice. Central windows in each return lighting corridors and stairways.

Interior: Brick vaulted cellars. Simple C18 panelling and heavy moulded cornices to first floor rooms. Panelled doors and shutters.

Listing NGR: SE2735910239

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The main issue to be considered in the determination of this Listed Building Consent is whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building.

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

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.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The National Planning Policy Framework (NPPF) paragraph 195/6: Identify and assess heritage significance including the setting and the effect of a proposal.

NPPF para 212: Great weight given to an asset's conservation, irrespective of the degree of harm.

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification.

Local Plan

The site is allocated as Urban Fabric and falls within the High Hoyland Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

GD1 – General Development

D1 – High Quality Design and Place Making

HE1 – The Historic Environment

HE2 – Heritage Impact Assessments and General Application Procedures

HE3 – Developments Affecting Historic Buildings

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Conservation Officer – No objections

Highways – No objections

Representations

Neighbour notification letters were sent out to surrounding properties and a site notice posted. Two objections have been received with the following concerns:

- Noise from the flagpole
- Hazard to horses
- Impact to highway safety

The flagpole itself does not require planning permission. This application is assessing the impact to the heritage asset only.

Assessment

The Hall is set within High Hoyland Conservation Area and is a Grade II listed building. The application therefore needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF.

Impact upon Heritage Assets and Visual Amenity

This application seeking Listed Building Consent is for the erection and installation of a 7-metre-high flagpole to the front of The Hall in High Hoyland. The flagpole is proposed to be located on the grass verge to the South of the Hall, set to display the national flag.

Whilst there is no impact on the listed building itself, there will be an understandably minor impact, on the setting of both the listed building and conservation area. The Conservation Officer has been consulted regarding the proposal and believes that the idea of a flagpole in the area will provide a positive contribution to the area which could introduce some interest towards the listed building and possibly the conservation area. Ultimately increasing the special interest towards the listed building, consequently conserving the building and area. Therefore, the proposal is acceptable in terms of the historical impact.

Based on the above assessment the proposal is found to be in compliance with Local Plan Policies HE1 and HE3, in that it preserves and enhances the appearance and setting of the Listed Building and Conservation Area in which the proposal is located.

Highways

The proposed flagpole is not within the bounds of the public highway. The pole would not impinge on visibility from nearby driveways and junctions therefore from the perspective of highway safety the proposal is acceptable.

Recommendation

Approve