

2024/0561

Mr Kieran Hickey

Variation of condition 2 of application 2024/0052 (Conversion of detached barn to dwelling including extension) to allow variation to proposed external materials

The Granary, Barnsley Road, Silkstone, Barnsley, S75 4NG

Planning History

B/02/1574/PR- Erection of single storey swimming pool extension to dwelling and detached stable block-04/02/2003

2022/0819 - Conversion of detached barn to dwelling – Approved with conditions

2024/0052 - Conversion of detached barn to dwelling including extension – Approved with conditions

Site Description

The application site is part of the curtilage of 'The Granary' which is a former barn extended and converted to a dwelling in the 1990's. The southern boundary of 'The Granary' is shared with Noblethorpe Hall, a listed building. There are also further dwellings to the west of 'The Granary' all of which were converted from a group of stone buildings in the 1990's. These are known as 'The Mews Cottage', 'Meadowview Barn', 'The Clocktower' and 'The Coach House'. To the south of the Noblethorpe settlement is Barnsley Road, a highway passing through Silkstone from Barnsley and heading west towards Penistone. Existing agricultural land / private parkland exists to the west, north and east of the group of dwellings. There are a group of trees along the adjacent eastern boundary and the site is within the Green Belt.

The design and access statement states that the existing detached barn/workshop was built around 2005. The barn sits on land immediately to the north and at a lower level than The Granary. The site is accessed from the existing private drive serving The Granary, however the building has a curtilage defined by an existing timber post and rail fence enclosure. This is all confirmed by an aerial photo from 2009 which shows the building being present for over 10 years and the fencing enclosure.

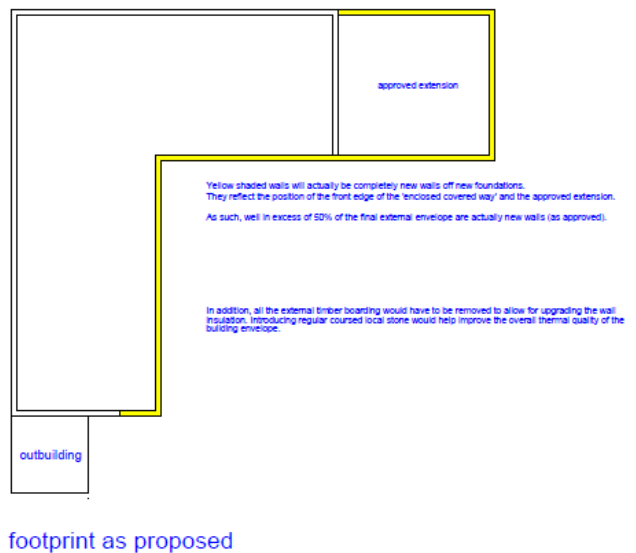
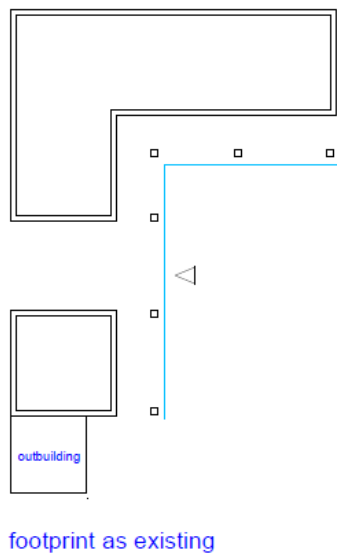
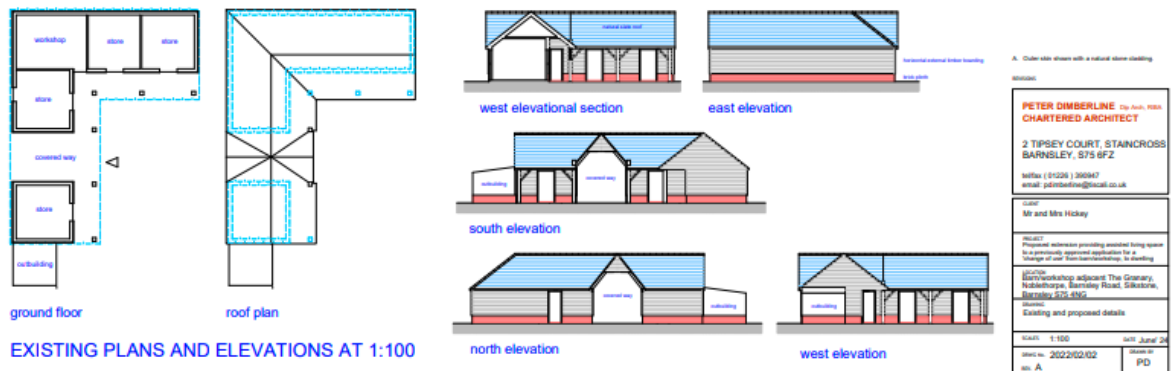
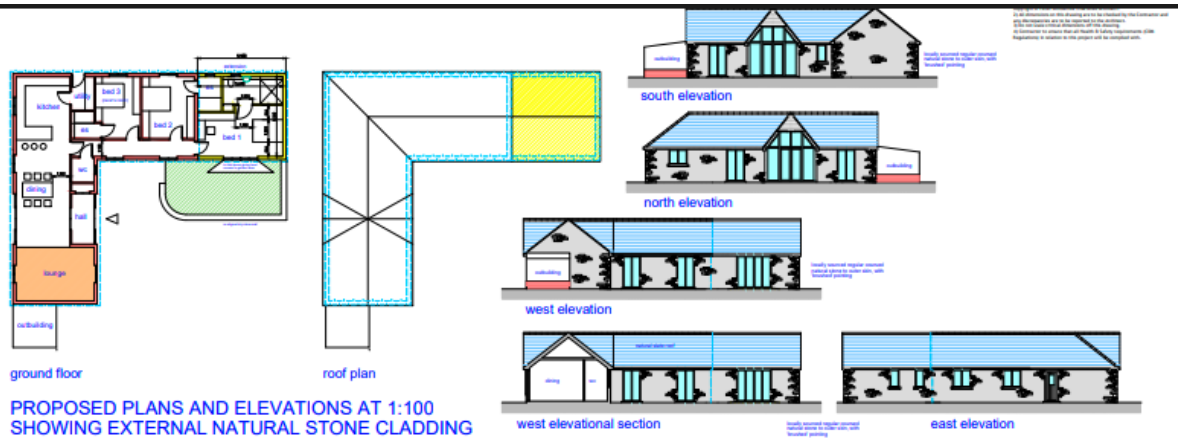
The barn has a gable with overhanging roof to the west elevation, and a gable to the south and north. There are several existing openings and an attached outbuilding. In terms of construction materials, the barn has a concrete raft foundation and the external walls are a cavity wall with a brick plinth externally built off the concrete foundation. The external walls have an internal skin of blockwork extending vertically from floor slab level up to the wall plate supporting the roof structure. Externally the building is finished with a rainscreen of horizontal treated timber cladding. The roof is of structural timber with a natural slate finish. Internally, the partition walls are generally of block construction.

Proposed Development

The proposal involves the variation of condition 2 of application 2024/0052 (Conversion of detached barn to dwelling including extension) to allow variation to proposed external materials from timber cladding to natural stone. No other alterations are proposed.

The agent states in justification that 'all the external timber boarding would have to be removed to allow for upgrading the wall insulation. Introducing regular coursed local stone would help

improve the overall thermal quality of the building envelope.' A plan has been submitted demonstrating the walls which will require rebuilding as part of the conversion.



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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt.

GB3: Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.
- All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; Have no adverse effect on the

amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

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.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

- Parking
 - Barn Conversions
 - House Extensions and Other
- Domestic Alterations
- Design of Housing
- Development

NPPF:

The NPPF 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

Silkstone Parish Council – No comments received

Ward Cllrs – No comments received

Pollution Control – No objections

Highways DC – No objections

Yorkshire Water – No objections

Conservation Officer – No objections

Biodiversity Officer – No objections

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby, no objections have been received.

Assessment

Principle of development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. The principle of the change of use of the building has already been established by the previous planning approvals 2022/0819 and 2024/0052. The proposal now requests a variation of condition 2 of application 2024/0052 (Conversion of detached barn to dwelling including extension) to allow variation to proposed external materials. As all other details of the proposal will remain as previously approved it is only the details of the change in materials that needs assessing, details of which are assessed below.

Visual Amenity/Impact on Historic Environment

The applicant wishes to change the external walling materials from timber cladding to stone and has provided the following justification:

‘all the external timber boarding would have to be removed to allow for upgrading the wall insulation. Introducing regular coursed local stone would help improve the overall thermal quality of the building envelope.’ A plan has been submitted demonstrating the walls which will require rebuilding as part of the conversion which are as agreed.

The Conservation Officer has been consulted due to the request to change the materials proposed. The Conservation Officer states that: ‘I see little harm in changing the horizontal cladding to stone given this is likely to harmonise with the setting better and be more typical of materials in the vicinity. I still feel the setting is likely to remain largely unchanged, and in fact the use of stone is something that was discussed in the original conversion with the Architect.’

The change in materials is therefore acceptable from a conservation and visual amenity perspective in accordance with policy D1, HE1 and HE3 of the Local Plan.

Recommendation

Approve subject to previous conditions