

HERITAGE IMPACT ASSESSMENT

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| location | Green Farm, High Lane, Ingbirchworth, Penistone, Sheffield, S36 7GG. |
| application | Conversion and alterations (including partial demolition) of two separate agricultural buildings to form two dwellings. |
| client/applicant | Mr J Stafford & Mrs R Crossfield |
| job number | 24/1099 |
| date | March 2025 |

Ltd
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DESCRIPTION

The site is located off High Lane, Ingbirchworth, a vacant agricultural barn of typical construction running parallel to High Lane with the rear elevation facing the highway and a second vacant agricultural barn of typical construction and material to the north of the site.

Green Farm comprises of 2 large agricultural barns (subject of this application), a farmhouse dwelling, a recently converted stone barn and other stone built storage/farm-associated structures.



Adjacent to the southern barn, is a grade II listed barn which has been identified as being unfeasible at this time of conversion due to their continued use in connection with the farm operations. The principal dwelling of the farm, Green Farmhouse is also grade II listed.

The barn has the following listing description;

SE20NWO GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/40 Barn approx. 5 metres south-east of Green Farmhouse 18.3.68 GV II Barn. C17. Thinly-coursed dry rubble, stone slate roof. Five internal bays, outshut to rear, small outshut to front. Quoins. Central square-headed cart entry, outshut to right, small chamfered doorway to far right. Rear: opposed cart-entry in the left bay of the 3-bay outshut. Interior: two posts with reverse-curved braces and aisle-ties. Four king-post trusses with struts.

[Listing NGR: SE2240205652](#)

The applicants currently see the development of the listed barn, which they refer to as “the Laithe” is unachievable financially at this time and the barn is currently in use for farm-associated operations such as 50 ton storage bin for homegrown corn, used to feed animals, mixing, rolling and milling machines are stored within the barn to produce animal mix which are too large to be relocated and were purposely built for where they are situated and are interconnected via pipes to feed storage bins.

The stone construction of the barn provides dry storage options for bought in minerals and protein used for animal mix which is kept in bags within the barn. The barn also provides a safe area for working sheepdog kennels close to the house and away from thieves.

The second stone-built barn adjacent to the roadside and to the west of the southern barn (barn 2) is also unfeasible for conversion due to continued use of this building for farm business operations. The barn provides secure storage via a roller shutter door for crop chemicals, fertiliser and animal medicine which need to meet strict regulations for storage to be kept safe and secure.

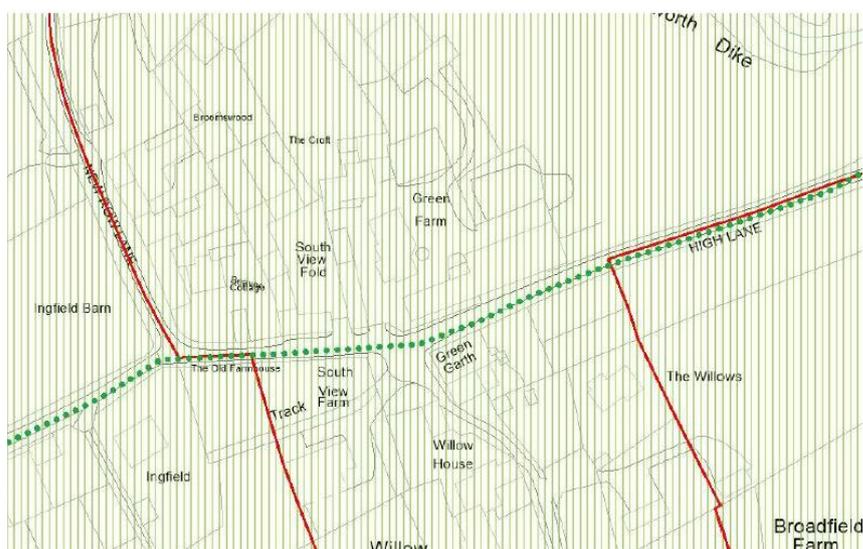
The security of this barn also allows the applicants to store expensive tools and farm equipment for farm use as these items are frequently subject to attack as part of rural crime.

The agricultural buildings associated with this application are currently redundant farm-associated agricultural barns that are constructed with blockwork walls to the lower level with vertical timber Yorkshire boarding, fibre cement sheeting and profiled steel sheeting, a typical construction typology for this building type and geographical area. The steel portal frames/structure of both barns have been assessed and a report is provided as part of this application to determine the suitability of conversion using the existing steel frame/existing structural elements.

Green Farmhouse, the principal dwelling of the farm has the following listing description:

SE20NW GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/39 Green Farmhouse 18.3.68 GV II Farmhouse. C17 with late C19 or early C20 alterations. Dry coursed rubble, stone slate roof. 3-cell L-shape plan. Two storeys, 3 bays. Quoins. The left bay breaks forward, is gabled and has a 3-light, double-chamfered mullion window to ground floor (part blocked) with entrance and altered window to left. Part of hoodmould over. To 1st floor is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould. In gable is a trefoiled opening (blocked) between two dripmoulds. The doorway is between the centre and right bays and has deep lintel and chamfered surround. To left is large former 4-light window with hoodmould now with 2 large sashes. Former 4 light window to 1st floor (2 mullions removed). To the right is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould, and to 1st floor a 3-light, flat-faced mullion window. C20 dormer above door. Altered stacks, one above door. Right return: excellent moulded doorway with ornamental lintel, hoodmould (part missing), stops, and small plaque over. Interior not inspected.

The listed farmhouse can be viewed through [Listing NGR: SE2238905669](#)



The Barnsley Metropolitan Borough Council local plan indicates that the site falls within the Ingbirchworth Conservation area and the Green Belt.

Green Farm can be identified on the 1854 Ordnance Survey Map. The building retains the same shape and arrangement as noted below.



There does not appear to be any planning history, on the publicly accessed database, associated with the barns subjected to this application, however there are previous planning applications relating to the site of Green Farm as follows.

PLANNING HISTORY

- [2022/1021](#) - Conversion of barn to form 2no. dwellings and associated work– **Approved** with conditions.
- [2020/0324](#) - Proposal for a new road 74m in length and a width of 11.5m. – **Approved**
- [2011/0898](#) - Erection of side porch (Listed Building). – **Approved** with conditions
- [2007/0660](#) - Erection of a single storey rear extension to replace lean-to store – **Approved** with conditions.

THE PROPOSALS

This application is for the change of use and conversion of 2 vacant agricultural barns to form 2 separate dwellings. It is intended these dwellings will be occupied directly by the applicants, and their immediate families. The applicants manage this rural farm business and physically work on the farm.

The vacant agricultural barn running parallel to High Lane (Barn 2) is to have the existing far west bay removed and the far east bay partially removed to allow for garage space/parking. This serves to reduce the built form in the most prominent roadside location. The conversion will then follow the form of the remaining structure. The second vacant agricultural barn to the north of the site (Barn 1) will have 2 full bays removed to the far north of the barn and again, the conversion will follow the remaining form to ensure the outcome is respectful of the existing form. The 2 large reductions will provide large benefit to the Green Belt improving the amenity space, openness of green belt and ecology/biodiversity.

The dwellings are to have a pitched roofs (as existing) and would be converted with non-structural aspects, such as the concrete blockwork being replaced with natural coursed reclaimed stone with vertical dark timber cladding to reflect the aesthetic of the existing barns.

The existing highway access point is through an existing gateway from the east of the site from High Lane, no new access is proposed and no encroachment into the greenbelt as a result of this application.

Formal garden areas are provided to each property to the front and side of the southern barn and rear of the northern barn, these external amenity spaces are predominantly in the location of the removed areas of the existing structures.

It is intended that all new landscaping and amenity spaces will greatly improve the ecology and biodiversity of the site and reduce urban sprawl within the Green Belt.

HERITAGE ASSESSMENT

The subject barns (Barn 1 & 2) are potentially curtilage listed buildings.

It is important to note that Barn 1 was constructed back in 1993 (extended in 1998). Barn 2 was constructed back in 1973.

The original Grade II farmhouse and barn (two separate listed buildings) were listed back on 18th March 1968. When assessing this timeline, it is clear that the listed buildings were listed prior to the erection of the more modern portal frame agricultural buildings subject of this application.

Whilst the subject buildings have good space separation from both the Listed Buildings, they do and will continue to have an impact. We contend the proposed impact is lessened and enhanced as a result of these proposals.

ASSESSMENT OF SIGNIFICANCE

The subject barns on the East side of Green Farm, within the more modern farm yard have good separation from the two listed buildings on the wider application site.

There are also a number of other listed buildings situated along High Lane and the nearby locality of Ingbirchworth Conservation Area. This selection of listed buildings clearly reflects the agricultural heritage in the area, demonstrating an appeal of historic character and legacy. It is for this reason we have tried to emulate the rustic charm and appearance of the two proposed conversions. They will provide a clear backsight to the former agricultural use/purpose.

The existing buildings are no longer purposefully used for agriculture given the relocation of the livestock housing as a direct result of BMBC Environmental Health involvement.

The existing agricultural buildings have served their purpose and are now in need of a further purposeful use to prevent decay and deterioration. We contend the current appearance and material pallet that was fit for purpose for agricultural use has a damaging effect on the setting of the nearby listed farmhouse and old barn within the original farmyard.

Changes to modern methods of farming and the growth of farming machinery has already resulted in the more modern farmyard, which the subject buildings are sited within. The original farmyard will remain unaffected as a result of this application. This assists in reducing the impact on the listed buildings.

When assessing the proposals it is clear to see that the proposals reflect the historical use of the subject buildings but also respect the listed buildings to the West.

The listed buildings (farmhouse and detached barn) still remain in a purposeful use. The dwelling is owned and occupied by the applicant's father, the previous farmer of the rural business. The barn, referred to as 'the laithe' by the applicants, remains in an important agricultural use, it houses a 50 ton storage bin for homegrown corn, which is used to feed animals on the farm. Mixing, rolling and milling machines are also stored within this barn to produce the animal mix. These were assembled within the barn many, many years ago and would be problematic to relocate these. These purposeful uses of the two listed buildings gives them a value to the farm/owner/applicants and ensures their retention/maintenance.

The conversion of the listed barn was initially considered, but discounted, due to the indicative costs of conversion, lack of space for the required two family dwellings for the applicants (who both manage and work on the farm) the upheaval of relocating machinery and impact this would have on the farm business/continuity. The farm business simply doesn't have the required finance to explore this option further for the foreseeable.

There are no proposals to directly impact on both Listed Buildings within the old/original farmyard as a result of this application. We contend the only impact is visual and consider the use of natural materials, the design and repurposing of the two barns has a positive effect on the 2 Listed Buildings.

ASSESSMENT OF IMPACT ON SIGNIFICANCE / HERITAGE IMPACT ASSESMENT

The subject barns are currently intermittently used for agricultural purposes but have no clear or consistent required use. At the time of our measured survey both barns, in particular Barn 1, were relatively clear and empty.

We consider that converting the two barns (Barn 1 & Barn 2) into two separate dwellings, to house the applicants, will ensure that the heritage of the nearby Listed Buildings is safeguarded as to provide them with a new purpose will ensure their value and maintenance/upkeep.

The proposal to create the two dwellings is partly forced given the retirement of Mr Brian Stafford, father of the two applicants. Mr J Stafford and Mrs R Crossfield, travel to the farm regularly each day/night to carry out operations associated with the running of a long-established farm business. Both the applicants live *relatively* locally but significantly not within sound/sight of the farm base. The intention is that they both live directly on the farm to ensure business continuity, productivity and to take the rural business forward.

The elevational changes to the proposed barn conversion, we contend, have been proposed in a sensitive manner. One that enables the existing structural elements (portal frame, reinforced concrete floor slab and foundation) to continue to form the structural elements of the conversions.

Elevation treatments are minimised whilst ensuring the finished design clearly gives a reflection to the historical use of the two separate buildings.

The reduction of the built form of Barn 2, directly abutting High Lane, we consider enhances the conservation area setting and increases the distance from the listed buildings to this particular barn, which in turn has a positive impact on the listed buildings.

PRINCIPLES OF JUSTIFICATION

The subject two barns are not Listed Buildings and offer no positive impact on the setting of the conservation area or the nearby Listed Buildings.

We contend that the sympathetic designs of both the conversions enhance the overall setting and appearance.

The barns have both undergone alterations/extensions historically but are being reduced in built form and volume which again can only be seen as a positive with regards to the conservation areas setting.

The alterations to form both conversions have been designed sensitively in regard to the overall buildings/site.

Each external change has been considered in the context of the elevational arrangement. The existing gated access areas to the frontage of each barn are effectively kept open with the insertion of glazing/glazed screens.

Other openings are incorporated into the designs to ensure that the accommodation will receive sufficient daylight and ventilation.

The substitution of the concrete blockwork with reclaimed natural coursed Yorkshire stone will provide a far enhanced aesthetic appearance to both Barn 1 & Barn 2, in particular Barn 2 given its roadside frontage that presents a dominant appearance in the street scene. This replacement material will harmonise far better with the immediate locality and conservation area setting.

These conversions attempt to strike a balance between the practical and modern requirements of the proposed new residential use, but to also retain the rustic agricultural charm and overall appearance.

We consider the overall changes, when considered as a whole cause minimal harm to the adjacent Listed Farmhouse and listed detached stone barn building within the original farmyard area.

The structural elements are retained, leading this to clearly be a conversion rather than a new build development, but the substitution of the existing and inappropriate materials such as concrete blockwork to natural reclaimed coursed stone should be seen as a positive step. It is important to note that the proposed new materials are not structural elements but more aesthetic alterations to try and create an attractive development. This, we consider, will enhance the conservation area setting and the nearby Listed Buildings.

We consider that the application is appropriate on the basis that the proposals do not cause significant harm to the listed building.

POLICY CONTEXT

The nature of heritage assets and the potential impact upon them through development are varied. Heritage assets include both designated heritage assets, such as listed buildings, scheduled ancient monuments and conservation areas and non-designated heritage assets, a category that includes locally listed buildings, field systems, buried archaeological remains and views. Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

We contend the subject buildings are non-designated heritage assets given their inclusion with the conservation area and potential for impact on nearby Listed Buildings.

As noted in the [Gov.uk Historic Environment](#) (conserving-and-enhancing-the-historic-environment) *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

Listed Buildings and Conservation Areas Act 1990

Section 66 provides a statutory duty in respect of Listed Buildings for the decision maker to;

“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.”

It's not clear if the proposals require Listed Building Consent. We have taken the assumption, given the date of the formal listing of the farmhouse and Detached Stone Barn and date of construction of the subject buildings along with the same ownership/holding that they are deemed curtilage buildings.

The application is a full planning application including the partial demolition of unlisted buildings with a conservation area.

We contend that the proposed alterations, reduction in the mass built form and proposed replacement materials will have a positive impact on the conservation area, nearby Listed Buildings and the wider setting as a whole.

The National Planning Policy Framework (NPPF)

Paragraph 73 of the National Planning Policy Framework (NPPF) advises that;

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should;

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing.”

This application is a self-build project where the two applicants, who run the rural farm business, plan to occupy the two proposed properties themselves, with their immediate respective families.

“d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

We contend that this site, the conversion of two redundant agricultural buildings, is a windfall site, on the edge of an existing established settlement and provides clear and demonstratable benefits to the setting of the Ingbirchworth conservation area.

Paragraph 124 of the NPPF states;

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”

Whilst it is accepted that agriculture does not qualify as previously developed/brownfield land. We do however contend this conversion project brings benefits that enhance the conservation area both in appearance and impact.

Central Government recognised the need for a targeted Green Belt reform. The new/ revised NPPF, issued at the end of 2024, included the definition of ‘Grey Belt’;

“Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

Points a, b & d, of para 143, are referenced below;

“Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

The proposals actually reduce the current *sprawl*, given the reduction of footprint and volume.

The proposals clearly don’t propose to merge neighbouring towns.

Despite the locality not being a town, we contend that the proposals assist in *preserving the setting and special character* of the Ingbirchworth Conservation area by repurposing an underused building that will naturally deteriorate aesthetically without a purposeful function. We’d like to think others would agree with our suggestion that the two subject buildings do not contribute to the setting, identity, or architectural significance of the historic village of Ingbirchworth. The buildings are not defining landscape features despite being potentially considered to be located in an area that *could* enhance the local heritage by the changes proposed.

NB Grey Belt includes Forestry or Agricultural buildings; Existing structures within the green belt that could be redeveloped or repurposed under the revised guidelines.

Paragraph 203 of the NPPF states;

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

f) the desirability of new development making a positive contribution to local character and distinctiveness; and

g) opportunities to draw on the contribution made by the historic environment to the character of a place.”

Whilst we consider the subject buildings are *non-designated heritage assets* given their inclusion within the Ingbirchworth conservation area and potential impact on the nearby Listed Buildings it's clear that the proposals will not impact on the conservation area setting or the nearby Listed Buildings.

We contend putting the two underused barns (Barn 1 & Barn 2) to a new and purposeful use will ensure the upkeep and maintenance of them which provides a positive to the conservation area setting.

The proposals, we contend, bring positive benefits for the local and wider economy with the support of the farming operations, using the nearby farmland for agriculture (its original intended purpose). Production of locally sourced ethical meat as opposed to shipping in meat from far flung places such as Australia and New Zealand.

The design of the two conversions is sympathetic to the existing buildings and their former agricultural uses, whilst maintaining distinctiveness and providing a positive contribution to the appearance of the Ingbirchworth conservation area.

CONCLUSION

We contend this well thought out and sympathetic proposal brings the former agricultural buildings back into purposeful and functional use with a design that ensures a positive longevity. It provides new dwellings fit for the future when considering climate change and energy costs.

The Barnsley MBC conservation officer was satisfied with the previous barn conversion, within the original farmyard, back in 2022. This has now been completed, in accordance with the planning approval and indicates the efforts/lengths that the same applicants have gone to on that particular conversion.

The two subject barns are significantly further/more remote from the Listed Buildings so we trust this application can also be supported from a conservation perspective.

This proposal ensures the use of these *non designated heritage assets* for the long term by giving them a new and appropriate use that will last for further generations for others to witness and clearly witness the historical/previous use.

Naturally should the conservation officer wish to discuss any aspects of the application we would be more than happy to discuss.

Should any further information be required please don't hesitate to contact us. It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A
Site Photos











