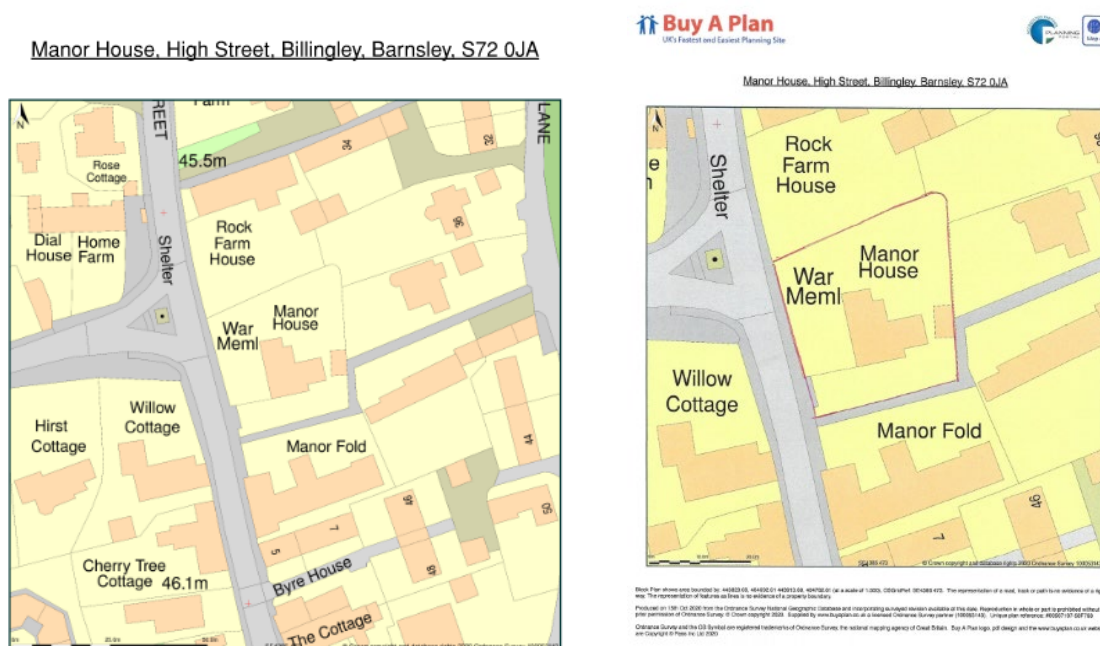


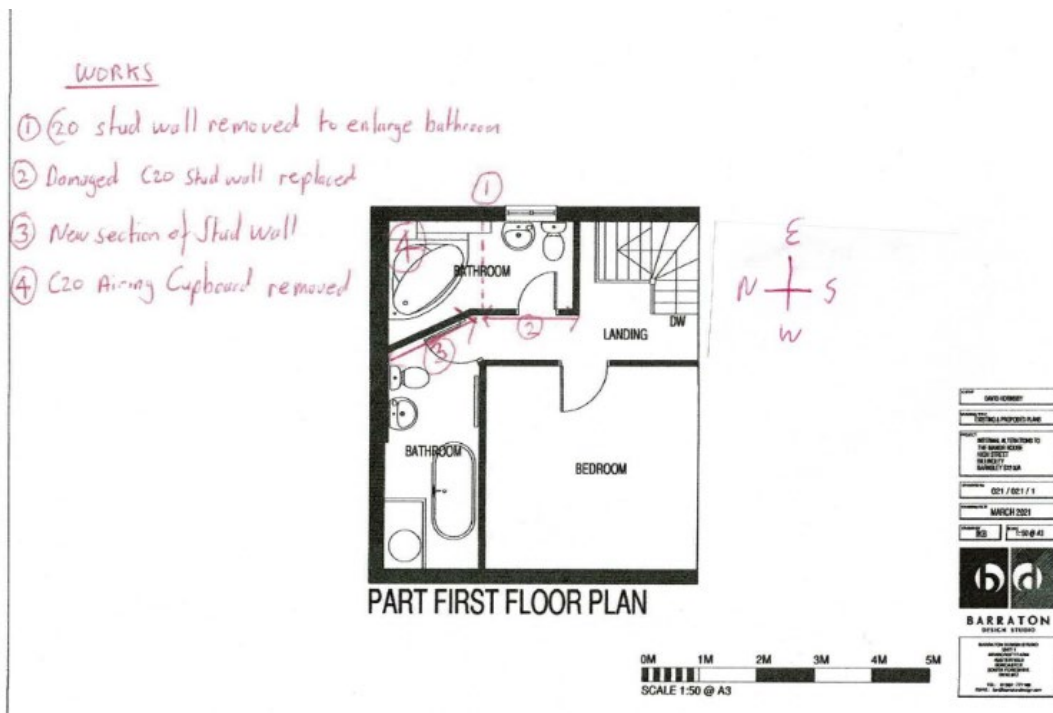
Manor House, High Street, Billingley, Barnsley, S72 0JA

The site is located on the east of High Street across the junction with Chapel Lane. The building is a grade II listed farmhouse known as the Manor House. The property is a large 2 storey stone built property with a pitched roof design. The property is set back within the site which is bound by a stone wall on the frontage and wooden fencing to the sides and rear. The property is set within a large plot and is highly visible from the road.



The applicant is seeking Listed Building approval for internal alterations to the first floor of the property. This application follows pre-application discussion over the merits of the proposal and a couple of site visits that took place in February 2020. The area the proposal focuses on is on the first floor to the rear. This space has been altered with the addition of modern stud walling, inset airing cupboards and a bathroom and shower room. The proposed works involve providing 2 bathrooms. The alterations are to remove a 20th century stud wall to enlarge the existing wc. The applicant states that this wall has suffered significant rot due to recent neglect of the property.

The application proposes to replace an existing 20th century lath and plaster stud wall with a modern stud wall. The applicant states that this has also suffered from significant rot. The application also proposes to provide a modern partition wall between the two bathrooms and then remove the 20th century airing cupboard.



Listing

SE40 SW BILLINGLEY HIGH STREW (east side)

6/4 Manor House

Grade II

Farmhouse. Early C19 with late C16 or early C17 rear wing. Wing: partly timber framed. Main range: coursed dressed sandstone, Welsh slate roof, renewed brick stacks. L-shaped plan: 4-bay main range and short wing projecting from rear right. Main range: ashlar plinth, large quoins. Panelled door to bay 2 in quoined surround with shaped keystone cut onto lintel. 3 ground-floor windows with projecting sills and lintels cut to resemble voussoirs, C20 casements. 4 similar 1st-floor windows, bay 2 window narrower. Brick end stacks and a ridge stack between bays 3 and 4. Rear wing: upper walling infilled in brick, steeply pitched roof. Interior of wing retains 2 heavy transverse beams to ground-floor room. Post and truss timber framing visible in upper rooms, wall posts, some original stud infill, braces and wallplates exposed. Original roof structure visible in loft has 2 king-post trusses with braces to ridge.

Listing NGR: SE4387804740

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

NPPF para 198: Any harm to or loss of significance will require clear and convincing justification.

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

GD1 – General Development

D1 – High Quality Design and Place Making

GB1 – Protection of the Green Belt

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt

HE1 – The Historic Environment

HE2 – Heritage Impact Assessments and General Application Procedures
HE3 – Developments Affecting Historic Buildings

Supplementary Planning Documents

SPD: House extensions and Other Domestic Alterations
Heritage Impact Assessments

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.

Relevant History

B/78/1013/HR - Proposed alterations and erection of private double garage
B/79/3627/HR - Outline application for residential development – Refused.
B/99/0115/HR/LB - Installation of a satellite dish to Listed Building

Consultations

Conservation Officer – The plans submitted are lacking in detail and the heritage statement is too brief. In principal and detail the proposal is acceptable but details of the method of ventilation of the two bathrooms that are proposed will need to be provided before a decision can be finalised. Defer until additional information is submitted.

Representations

Neighbour notification letters were sent out along with a site notice posted, no objections were raised.

Assessment

Principle of Development
Impact to Heritage Asset.
Impact to Green Belt

Impact to heritage asset

Manor House 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

The proposals are for internal works to the building and do not include the extension of the existing property. As there are no additional building works proposed therefore, in terms of impact to the surrounding area the proposal is negligible.

The area the proposal focuses on is on the first floor to the rear / east of the earlier range. This space has been altered with the addition of modern stud walling, inset airing cupboards and a bathroom and shower room. The arrangement of these rooms, their fabric (bathroom suite etc.) and other cosmetic features are of no heritage interest and contribute little to the significance of the listed building. It was noted that the existing shower room was completely unventilated with substantial mould growth evident on historic timber and within the roof space. It is therefore imperative that the proposed spaces are adequately ventilated. Given

the historic significance of the building the Council have asked for the ventilation details before a decision can be made. Despite many requests for this additional information the applicant has not submitted sufficient details to enable an adequate assessment to be made regarding the impact to the Listed Building. For this reason, the Council has no option but to put the application through for a refusal.

Other issues

The site falls within Green Belt and falls within the Billingley Conservation Area. However, the application submitted is only for listed building consent. The proposal is for internal alterations only and therefore would not impact on the Green Belt or wider conservation area..

Recommendation

Refuse