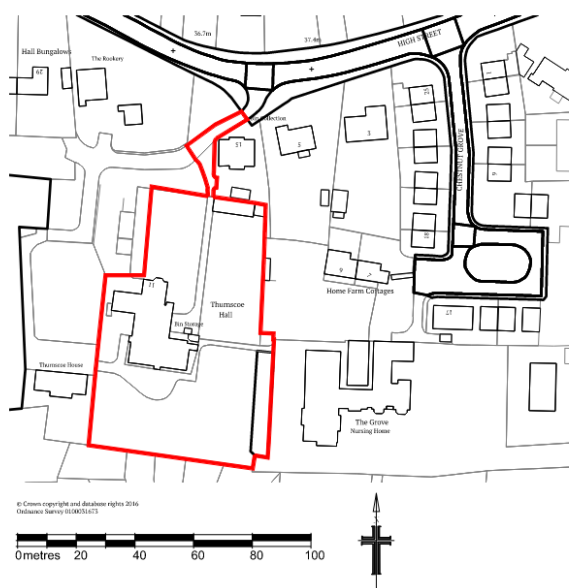

Application: 2023/1021 & 2023/1022**Applicant:** Dr Cooley**Address:** Thurnscoe Hall Nursing Home, High Street, Thurnscoe S63 0ST**Descriptions:****2023/1021:** Refurbishment and alterations to existing garden room and conservatory and associated landscaping works (Listed Building Consent)**2023/1022:** Refurbishment and alterations to existing garden room and conservatory and associated landscaping works.

This is a joint report for listed building consent application 2023/1022 and planning application 2023/1022, as they relate to the same works at the same building.**Site & Location Description:**

Located off the High Street in Thurnscoe, a village located in the East of the borough, the dwelling is Grade II listed building which originally dates back to the 17th century although extensions and alterations included major refurbishment works in the 1980's, have had a significant detrimental effect on the whole dwelling, especially internally. One positive aspect of the dwelling it is noted by the Conservation Officer, in that "much of the original external of the southern (east – west) range illustrates the high architectural and historic value of the building". The current use of the dwelling a private residential dwelling, following several years as a care home where much of the detrimental work on the dwelling were undertaken. Whilst it appears over the years that the original grounds have been developed, the dwelling retains a substantial sized garden for a residential dwelling, featuring a large greenhouse, lawn, ample parking provision and several trees, some protected. The latest proposals appear to be a continuation of previous work to the dwelling, aimed at improving the dwelling and its grounds for residential use, following the period as a care home, including some works to restore or enhance the historical character or the dwelling.



Planning History:

- **2023/208** - Remove Sycamore T2, Leylandii's T3, T5 and T10 and remove Italian Cypress T11 within TPO 11/1976 – Approved with conditions 10th July 2023
- **2016/0827** - Change of use from residential care home (C2) to residential dwelling (C3) and erection of new portico entrance – Approved 11th November 2016
- **2016/0812** – Change of use from residential care home (C2) to residential dwelling (C3) and erection of new portico entrance (Listed Building Consent) – Approved 11th November 2016
- **2012/1093** - Convert outbuildings to form five dwellings and erection of four new dwellings) to increase the height of the roofs to plots 2 & 3 and minor modifications to the first floor window design (2006/1116 Minor Material Amendment) – Approved with conditions 27th November 2012
- **2006/1116** - [Thurnscoe Hall Gardens] Convert outbuildings to form five dwellings and erection of four new dwellings – Approved with conditions 28th June 2006
- **2005/1805** - Renewal of Planning Consent B/00/1171/DE - Convert and extend existing buildings to form five dwellings and erect two dwellings – Approved with conditions 6th December 2005
- **2005/1649** - Erection of single-storey office building – Refused 16th November 2005
- **B/03/0966/DE** - Renewal of planning consent B/93/0729/DE, erection of 29 bed extension to B/00/1171/DE - Renewal of Planning Consent B/95/1334/DE - Convert and extend existing buildings to form 5 dwellings and erect 2 dwellings – Approved with conditions 8th August 2003
- **B/98/0839/DE** - Renewal of planning consent B/93/0729/DE, erection of 29 bed extension to nursing home – Approved with conditions 22nd September 1998
- **B/96/0121/DE/LB** - Erection of conservatory extension to Listed Building [Listed Building Consent] – Approved 21st March 2003
- **B/96/0120/DE** - Erection of conservatory extension - Approved 21st March 2003
- **B/94/0160/DE/LB** - Fomation of basement and ground floor extension to premises [Listed Building Consent] Approved with conditions – 17th March 1994
- **B/94/0159/DE** - Fomation of basement and ground floor extension to premises – Approved with conditions 17th March 1994
- **B/93/0729/DE** Erection of extension to Nursing Home – Approved with Conditions 4th November 1993
- **B/91/1646/DE** - Erection of detached greenhouse – Approved with conditions 9th January 1992
- **B/91/0327/DE** - Extension to nursing home – Refused 18th July 1991
- **B/90/0788/DE/LB** Erection of extension to nursing home (Listed Building) – Refused 17th August 1998
- **B/90/0787/DE** - Erection of extension to nursing home – Refused 17th August 1998
- **B/90/0347/OE** – Demolition of buildings within the curtilage of a listed building – Withdrawn 12th September 1991
- **B/87/0843/DE/LB** - Demolition of buildings within the curtilage of a listed building – Approved with condition 17th September 1987
- **B/86/1290/DE** - Change of use from dwelling into residential home for the elderly nursing home – Approved with conditions 5th February 1987

Proposed:

The proposed works are to re-build the existing greenhouse which is situated to the south of the principal elevation and replace an attached UPVC Conservatory. Both structures are described as having no historical merit by the conservation officer, with the conservatory being described as poor quality, and the garden room being in a very poor state of repair. The Greenhouse was constructed in circa 1992 and the conservatory in circa 1996.

The greenhouse is proposed to become a garden room with a slightly altered location and size. The proposed conservatory would feature a slight amendment of position of its northern wall and would have a fractionally smaller footprint. The proposed materials for both structures would include pitched face sandstone for the walls, metal framed Crittal windows and doors and a standing seam zinc roof with ridge lanterns for each space below, two lanterns for the Garden room, which would also feature Bifold doors on the eastern elevation, whilst the conservatory would feature a similar seam roof but with only one ridge lantern.

Existing and Proposed Floor Plans and Elevations



Measurements

Garden Room (Existing):

- **Length (exc. steps): 12.05m** (11.85m)
- **Width: 4.48m** (4.18m)
- **Eaves Height: 2.46m** (2.25m)
- **Maximum roof height: 4.04m** (3.6m)

Conservatory (Existing):

- **Projection: 7.77m** (7.3m)
- **Width: 4.8m** (5m)
- **Footprint: 36.89 sqm** (38.58 sqm)
- **Maximum Eaves Height: 2.52m** (2.52m)
- **Maximum roof height: 4.23m** (3.62m)

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses, but no comments or objections were received.

Publicity:

A site notice was posted near to the site address and a notice was published in the Barnsley Chronicle newspaper – No comments were received.

Consultees:

Local Ward Councillors: No comments were received.

Conservation Officer:

The conservation officer provided a report which outlined the current status and past history of the dwelling. Overall, the works were considered an improvement in relation to the poor quality of design construction and materials used in the existing greenhouse and conservatory. The materials proposed are more sympathetic and in keeping with the original dwelling.

Forestry Officer:

Much of the proposed landscaping work which involved work on trees, especially those trees which are protected by Tree Protection orders has already been approved separately by the Forestry Officer in application 2023/0208. The minimal and possible new works to trees, largely due to allow access for high sided vehicles has been assessed by the Forestry Officer. They have concluded that if the tree protections measures included within this application are sufficient, and if followed, they would have no objection.

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 on 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.

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, relevant policies include:

Section 12: Achieving well-designed and beautiful places –

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates: -

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13. Protecting Green Belt land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Section 16. Conserving and enhancing the historic environment

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Within section 16, updated (December 2023) paragraphs 205 and 206, previously 199 & 200 are the most relevant which indicates: -

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

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.

HE1 - The Historic Environment: 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.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

T4 – New Development & Highway Safety: 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The dwelling is in the land designated as Urban Fabric but as the application dwelling is Grade II historically listed, whilst development is not prohibited, extra justification and compliance with additional local and national policy is required. In adhering with local policy, the applicants have provided a Heritage Statement, Heritage Impact Assessment and Design and Access Statement, meeting Policy HE2. Recommendations from the local authority's conservation officer are also a significant factor in relation to compliance with policies HE1 and HE3.

Residential Amenity

The proposed garden room is a replacement for an existing greenhouse in a poor state repair. It is close to tall trees which create both a boundary and a strong barrier between the building and neighbouring dwellings. Although the replacement building will be both at a slightly altered location and be slightly larger, there would be no detrimental impact to the residential amenity of the neighbouring dwellings or on the broader area. In a similar note, the proposed conservatory will

feature a slightly altered location but a fractionally smaller footprint. These impacts would again be overall insignificant. Unlike the proposed garden building, the existing and consequently the proposed conservatory are located close to the low boundary treatment with neighbouring dwellings. As the principle of the conservatory had been established before the neighbouring dwellings were constructed, and this proposal is not larger or footprint, it would be considered that whilst there may be an impact on the residential amenity of the neighbouring dwellings, this would not be a new loss of amenity and the proposals would not significantly increase this potential impact. Mitigating this rationale is that although the conservatory is 46cm closer to the boundary fence, it is set 82cm further away from the dwellings. Additively the width of the dwelling has been reduced from 5m to 4.8m and there the amount of glazing facing towards the dwellings has been reduced. Whilst the height has been increased, the highest aspect is the roof lantern, with the remaining roof higher than the original but not excessively.

Visual Amenity

In relation to both proposed structures, their impact upon the character of the dwelling would be a positive one. Whilst the garden structure would have a limited impact on the visual amenity of the area, the conservatory would be seen by the neighbouring dwellings. As design is subjective, it would be difficult to know if the neighbours prefer the design of the existing or proposed conservatory but in the context of the dwelling the proposed conservatory would have a significant positive impact as it is constructed of materials which better compliment the historic nature and construction of the dwelling. As such both proposals would be deemed to have a positive impact on visual amenity and the visual amenity of the neighbouring dwellings would not be harmed.

Heritage Impact

A full report was completed by the conservation officer which provided a recommendation for approval and highlighted the positives of the proposed works, in relation to the poor quality and design of the existing greenhouse and conservatory. included some recommended conditions. The following is the final paragraph of the conservation officers report:

This proposal seeks to repair / re-build the linear garden building to the south of the main elevation and replace the existing poor-quality conservatory with a more appropriate structure. The garden building which is in a poor state is entirely modern and includes a stone plinth, windows, and a polycarbonate roof. The existing conservatory sits on a low stone wall and is entirely upvc framed in a brown / rose coloured foil. Neither structure holds any heritage significance, and I would argue they both detract from the setting of the listed building. In the place of the current greenhouse the proposal details a new garden room on a different footprint, shifted slightly to the northeast. However, the design and materials are vastly improved from the existing. These include pitched face sandstone walls with bifoilds to the east, metal framed Crittall windows and doors and a standing seam zinc roof with two ridge lanterns for each space below. The conservatory is similarly replaced with a single storey structure, but I note the northern wall is located slightly south of the existing conservatory. This allows the GF widow on The Hall that is immediately north of the structure to be better revealed and avoids the uncomfortable and close relationship of the existing arrangement. Again, I note the use of pitched face sandstone walls, Crittall glazing and a standing seam roof with single glazed lantern on the ridge. Overall, I see the proposed

changes as a district improvement on the existing structures and their design and in summary I see no reason to object to fully support this proposal.

Highway Safety

Parking and access arrangements are to remain unchanged, so there would be no impact upon highway safety.

Summary

With both proposed structures having an overall positive effect on visual amenity and helping reduce the current negative historical impact of the structures they replace, along with no impact upon highway safety, the only issue would be impact on residential amenity. Whilst the garden room would have a negligible impact, if any on residential amenity, the existing conservatory may have an existing impact upon the privacy of the neighbouring dwellings. If the conservatory was a completely new structure, then it may be considered for refusal. However, in this unique circumstance, in addition to the proposal being for the replacement of an existing structure, it is also for the replacement of one which was in situ before the neighbouring dwellings were constructed. With no further significant detriment to residential amenity caused by the replacement structure, and some positives such as improved design and reduction in glazing overlooking their gardens, there would not seem sufficient grounds to refuse the application.

Recommendation: Approve with conditions