
2021/1527

St. Marys Church

Refurbishment of Church hall including: new windows, forming accessible WC, new kitchen units, roof repairs, door canopies, M&E works with redecoration and damp treatments (Listed Building Consent)

Old School, Worsbrough Village, Barnsley, S70 5LW

Site Location & Description

The application site is in relation to the grade-II listed No. 12 Worsbrough Road and its attached former school room. The building is constructed from stone and lies on a prominent corner plot on the bend on Worsbrough Road, Worsbrough Village, Barnsley. The section of the road to the front (North) of the building is narrow, not wide enough for two cars to pass with a signalised junction. The Western-facing side elevation is immediately adjacent to the footpath with no boundary treatment to physically separate the area from the footpath, but there is a knee-height stone boundary wall around other Northern elevation of the and the outside toilets along Worsbrough Road. To the East of the building is a mid-height metal fence which separates the curtilage to a hard surfaced shared parking area. There is an opening to the Southern end of the adjacent car park which provides access into the Church and its grounds.

Alongside the building itself being grade-II listed, the property is located in the Conservation Area of Worsbrough Village and is immediately adjacent to the grade-I listed St Mary's Church, which resides 17m to the South measured from the rear elevation of the property, sharing a mutual boundary line.





Historic England entry:

WORSBROUGH WORSBROUGH VILLAGE SE30SW 1/111 No 12 and The Old School GV II House and attached school now church rooms. Late C16-C17 with later additions. Deeply-coursed, dressed sandstone, Welsh slate roof. Irregular plan: 2-storey, 2-cell house with 4-bay wing to rear left (The Old School) having large C19 addition on its right return and smaller addition at rear-right corner. House: altered doorway to right of centre has 4-pane sash on its right and original 3-light double-chamfered mullioned window on left with similar window over. 16-pane sash above door with blocked, double-chamfered single-light opening on right. Shaped kneelers, cavetto-moulded gable copings. Rebuilt stone ridge stack and end stack on right. Rear (end of school-room wing): paired 4-pane sashes in original 3-light surround, 2-light double-chamfered window over. Shaped kneelers and gable copings. 1-storey wing on left has panelled door to right of paired 4-pane sashes, left end stack. C19 addition set back on left has renewed casements and gable copings on left. Left return of house: original doorway on left with chamfered quoins and cambered lintel now forms window. 4-light double-chamfered mullioned window with dripstone on right has central mullion removed, similar intact window above. Attached on left is The Old School: 4 large, transomed casements with glazing bars in chamfered surrounds, chamfered doorway between bays 3 and 4.

Interior: ground-floor room on left has ashlar fireplace, similar 1st-floor fireplace backing onto it is now exposed on stairs. Ground-floor room on right has scratch-moulded bressumer beam. Parts of the school may date back to 1560 when court rolls record that "William

Elmehyrste and William Broddesworth" were allowed to build a grammar school on waste ground near the church (Wright p12).

Proposed Development

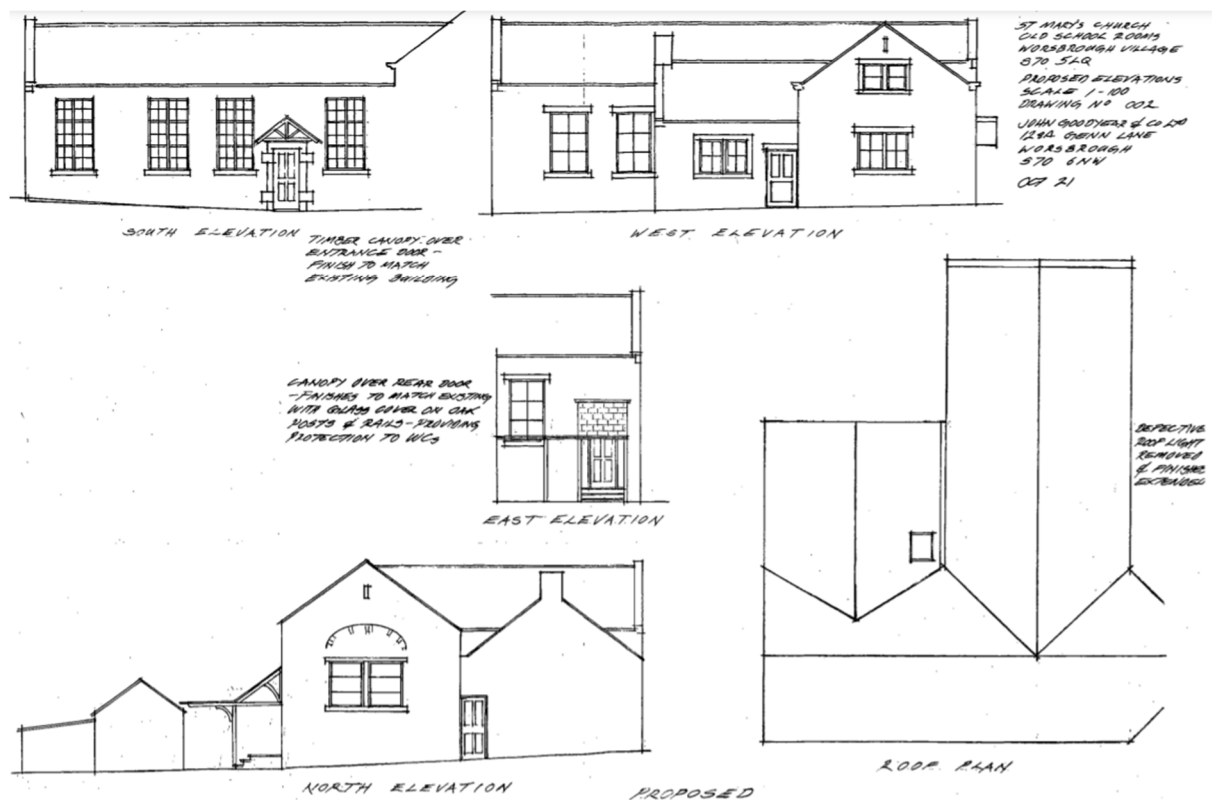
The applicant seeks listed building consent for the complete refurbishment of the building which can be broken up into the following aspects:

1. Replacing all windows with hardwood double glazed windows
2. Slight reconfiguration of ground floor layout including formation of accessible toilet at ground floor level
3. New layout and configuration to kitchen including new units
4. Redecoration and damp treatments
5. A refresh of outdoor WC facilities
6. External timber canopies over the front (East) and rear (South) doors
7. A flat glazed external cover to the WC block with supporting posts in Oak.

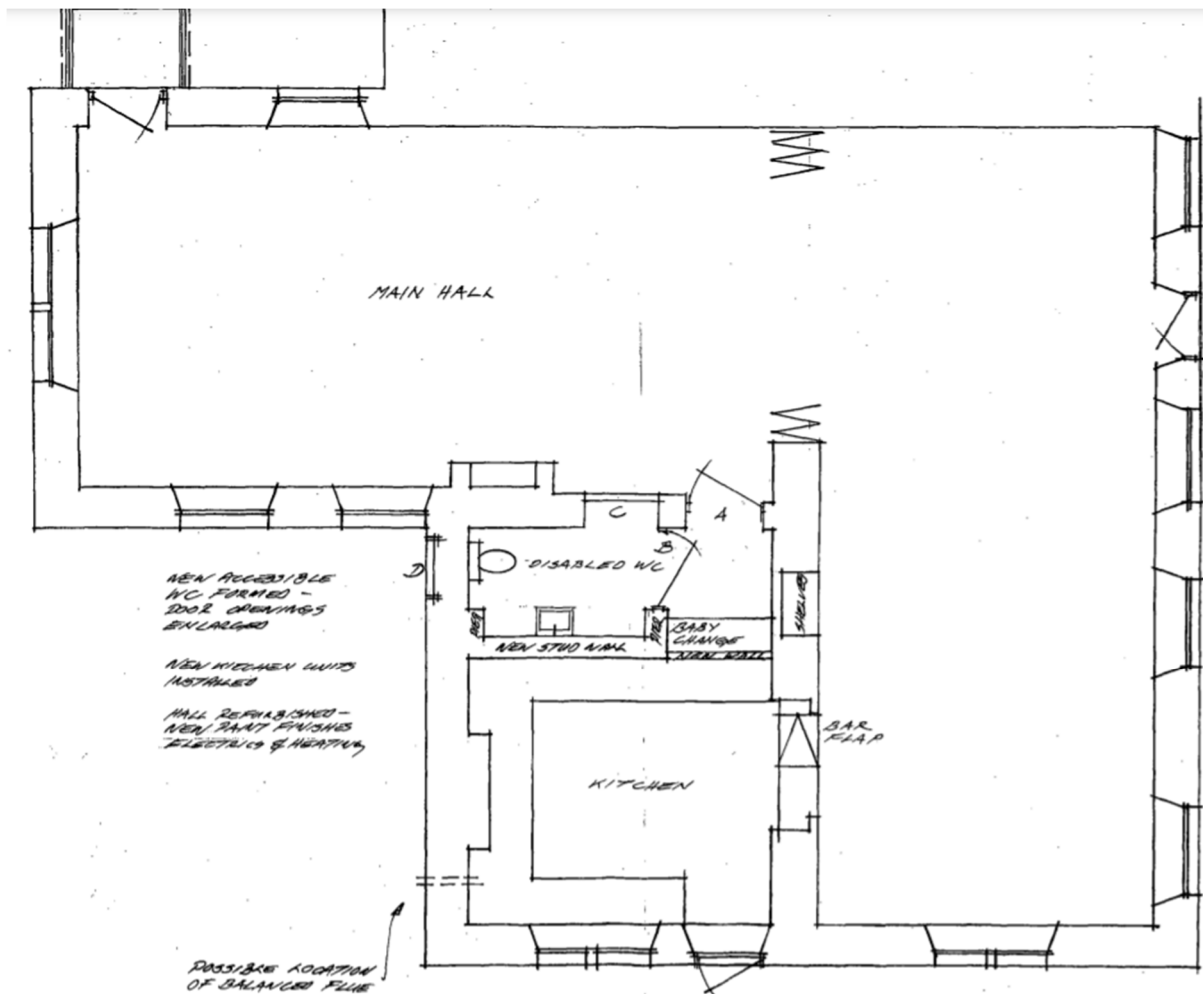
Other more minor works include:

1. Some mortar renewal
2. Roof insulation and repair
3. Re-wiring of electricals
4. A new heating system
5. Floor finishes and decoration

Proposed Elevations:



Proposed floor plan for the main building:



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.

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 places - The Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 184 of the NPPF states that Heritage 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.

Paragraph 192 states that, in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy HE1: The 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.

Policy HE2: Heritage Statements – 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.

Policy HE3: Developments affecting historic buildings – Proposals involving additions or alterations to listed buildings should seek to conserve and where appropriate, enhance that building's significance.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions and Other Domestic Alterations sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle 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 (two responses):

First response – The applicant seeks permission for various works to the Grade-II listed no. 12 Worsbrough Road and its attached former school room. The building has fragments of late C16/C17 fabric but has been altered and the school room is much later being C19. To the rear is a separate Victorian toilet block, with the building having individual significance but also contributes to the setting of the grade-I listed St. Marys Church and the Conservation Area. The works proposed include measures to improve the building performance (envelope), undertake a number of repairs and provide better facilities for users. In more detail this includes an accessible WC, new kitchen, a refresh of outdoor WC facilities and some external changes including external canopies over the front and rear doors and a glazed external cover to the WC block. Other works include some mortar renewal, roof insulation and repair, re-wiring, a new heating system, floor finishes and decoration. A damp-proof treatment and timber treatment are also included however, of most significance is the proposal to replace all windows with double glazed windows. All in all, this is a substantial scope of works proposed to a building that has relatively early elements (late 1500's) and possesses clear and high evidential, communal and aesthetic heritage values. The submission includes a heritage statement, but it is a little brief and includes the list description which provides a basic description and a note on impacts:

‘The proposed works are designed to have little impact on the building and will be carried out in sympathy with and matching the original style and materials used. It is considered that the refurbishments and alterations proposed are the most effective and appropriate form of building design to achieve the required objective whilst respecting the setting, appearance and character of the listed building’

I have discussed the works with the Architect and broadly support the proposal as I understand that improvements to the building are required to make it sustainable for the future. The accessible WC is clearly an urgent requirement, as I would imagine is a renewal

of wiring (for safety) and the heating system. However, at this stage the submission is somewhat lacking in detail, commentary on the changes and the possible impact to historic fabric. For example, a clearer understanding is needed of the existing condition of the building and the justification for the works needs to be detailed more fully for the application.

Second response (after requested detail was submitted) – Read through the dilapidation Survey Provided by Architect John Goodyear, and note the sections provided by Kirk and Cranston which I asked for on 16/12/21. With regard to the windows which I had concerns over, it is confirmed that these are now acceptable. The survey illustrates that the existing window (whilst single glazed) appear to be C20 items of a functional/utilitarian design and of little overall merit. Moreover this survey adequately shows that these windows (and doors) are in a poor state of repair. This is essentially wet rot principally at cill level but also elsewhere that could in theory be repaired. However, given the low contribution of the windows and door (rear/WC where pavement levels have been built up), no objection is raised to the proposed replacement. The intention is to recreate the overall configuration and opening patterns, but the proposed hardwood units fabricated by Kirk and Cranston are considered to be an overall improvement. The other elements of the proposal are detailed in the survey, and these include a commentary of the approach taken. Without commenting on every specific detail, the changes and interventions have been adequately detailed and explained and there is justification for them. As a result, it is felt that there is little harm in implementing the proposal and no further objections and comments are raised. A condition is recommended for the lime mortar mix and construction method.

Ward Councillors – No comment

Representations

Neighbour notification letters were sent out to surrounding properties and a site notice placed nearby; no comments were received.

Assessment

Principle of Development

The proposal is a grade-II listed building, located in the Conservation Area and immediately adjacent to the grade-II* listed St. Mary's Church located *m to the South. As such, assessment against Local and National Planning Policies in reference to the Historic Environment is necessary. However, the proposal is for the refurbishment of an existing building with no change its use or how it interacts with the surrounding area.

The proposal is considered to be acceptable in principle but is in a sensitive location which placed a greater emphasis on high quality design.

Impact on Visual Amenity and The Historic Environment

Due to the nature of the proposal, the LPA has worked very closely with the Conservation officer who did not initially object to the proposal but had been in discussion with the agent and requested further details justifying the works including a dilapidation survey. The agent then submitted the requested information and the Conservation Officer indicated that there will be little harm implementing the proposal with the agent suitably justifying them. However, a condition in regard to the exterior pointing/mortar was recommended alongside minor construction techniques. The agent agreed to the wording of this condition and did not object to its addition. The two responses from the Conservation Officer are substantial and have been covered in the above section.

The building will undergo a complete renovation and refurbishment with the majority of the works only affecting the internals of the building itself and can be considered fairly minor alterations. This includes new heating systems, damp proofing, general decorationing, replacement of electrical systems, etc. However, some of the other works affect the external appearance of the building including the replacement of all of the windows with hardwood double-glazed windows, the addition of a canopy above the Front (East) and Rear (South) doors and also the addition of a glass canopy between the outdoor toilet block and the building. The further information included a dilapidation survey which provided further justification for all of the proposed internal and external alterations. The windows to be replaced are C20 windows so have some historic merit but the proposed replaced are similar in appearance. The dilapidation survey submitted shows that some features on the existing building have begun showing signs of decay including the poor quality of windows and doors, holes in the external pointing, missing and defective roof slopes on the outbuilding, mould on the internal walls, plaster and a leaking skylight. The proposal will seek to replace and improve these visual features and whilst the windows are outlined as being hardwood, the conservation officer states that they will likely be an improvement on the existing. There are some alterations to the building which will be visible from the general public realm including the external canopies over the Front (East) and Rear (South) doors but these are timber and fairly smallscale, but will not significantly change the appearance of these elevations or the character of the building as a whole. The addition of the glass canopy attached to the outbuilding is perhaps a larger, and more modern addition to the building, but it is largely engrained into the footprint of the building with screening from the main bulk of the building to the West and from the toilet block to the North and East. Additionally, the glass canopy is supported by Oak posts which are suitable and in keeping with the existing dwelling and surrounding area. The glass canopy has a flat roof which reduces its overall visual impact on the building and the street scene in general. The timber canopy above the East elevation has a lean-to roof and is higher than the glass canopy, but this is also not excessive and is not considered to be inappropriate in design or having a detrimental impact on the character of the building. The Conservation Officer has requested that the timber and glass canopy is not fixed to the stonework of the building itself, and instead are fixed to the supporting joints. This will mean that these elements are reversible without damage caused to the original stonework of the building.

The application site is in a sensitive location with not only the building having some historic significance but is also located in the Conservation Area and affects the setting of the grade-I listed church to the South. The external alterations are limited to the replacement windows/doors and the canopies which are considered to be fairly minor additions to the building and integrated into the general footprint of the building. The existing building largely screens the canopy from the street which reduces its impact on the general street scene/Conservation Area and the setting of the listed building. The Conservation Officer considers that the windows are an improvement to the existing building. The development is therefore considered to have a neutral impact on the Conservation Area and the adjacent Listed Building, in compliance with Local Plan Policies D1, HE1 and HE3 and is acceptable in terms of Visual Amenity and the Historic Environment.

Residential Amenity

The proposed alterations are in relation to external works and whilst some of the windows are being replaced, the windows are being replaced like for like and won't be re-positioned which would potentially have a greater impact on the surrounding residents.

The proposed development is considered to have a very minimal impact on residential amenity and is in compliance with Local Plan Policy GD1: General Development.

Highway Safety

No impact on Highway Safety.

Recommendation

Grant Listed Building Consent with conditions