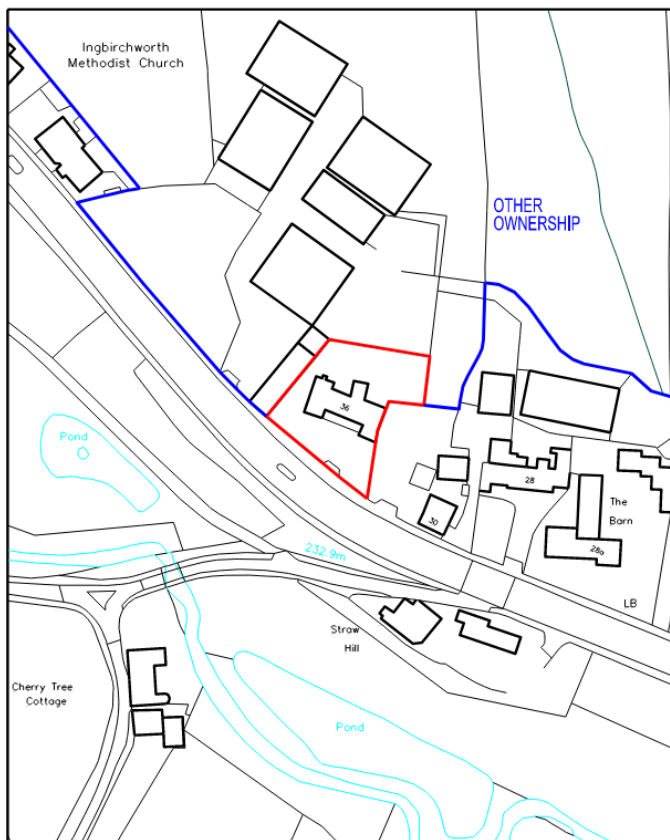

2023/0520 - Listed Building Consent Application**Address:** The Grange, 36 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF**Applicants:** Mr A S Knowles**Description:** Refurbishment works to left wing of property including internal and external works

Site Description

The application site is located on the A629 Huddersfield Road in Ingbirchworth, a small village in the northwest of Barnsley. The dwelling itself, The Grange, is a large Grade II listed building set within its own curtilage incorporating a large block paved driveway to the front of the dwelling, enclosed by a large stone wall with a tree line hedge extending above, and a semi-raised landscaped garden to the rear. The dwelling is constructed of stone and except for the west wing is rendered in white. The roof is of a cross gable design featuring stone slate tiles. There are multiple historical and architectural features within the dwelling, which have been described in the Heritage Design & Access Statement



Local Plan Allocation: The dwelling is located within land designated as urban fabric but located with the Ingbirchworth Conservation area and surrounded by Green Belt land.

Planning History:

- 2010/1433 - Removal of front dry stone wall and installation of replacement windows on eastern elevation (Retrospective) (Listed Building) – Approved 14th January 2011
- B/01/0508/PR/LB – Installation of new windows to Listed Building - Approved 15th June 2001
- B/86/0788/PR/LB – Alterations to windows of dwelling (Listed Building consent) - Approved with conditions 29th August 1986
- B/76/2021/PR - Erection of 2 bedroom detached bungalow - Refused 2nd September 1976

Proposed Development

The proposal is concerned with the refurbishment of the west wing of the dwelling, rather than a proposal for new development. The proposal refurbishment is comprehensive and will principally focus upon internal alterations although some exterior alterations are proposed. Two full lists of the proposed internal and external works are detailed and were extracted from the Heritage, Design and Access Statement.

Once completed, the proposed development would provide a unit of accommodation for an immediate family member of the dwelling's resident owners and their partner.

External Alterations:

- Reinstatement of stone in windows to the rear elevation (including minor relocation of one window) – It is proposed to reinstate the two windows to the rear ground floor of the property to improve natural light, ventilation and views to the rear room, due to the position of one of the former openings being below the door cill above causing potential structural issues it is proposed to relocate this window to the left, this will be done by carefully matching in and reusing only the existing stone.
- Replacement of single glazed timber framed windows – In order to achieve a minimum level of internal comfort it is proposed to replace all the existing windows with double glazed argon filled timber framed windows; to maintain as closely as possible the current appearance slender frames will be selected, the narrow stone mullioned windows to the front elevation will be fixed windows only to retain the slender profile.
- The existing timber side door will become a window with timber t&g panel below.
- The existing front door will be replaced with a timber t&g stable type door.
- The upper floor external door will be fully glazed with a fixed lower panel and openable upper, the overhead light will be fixed.
- The windows/ doors will be factory painted in French grey as the existing windows.
- A new internal soil vent pipe is proposed, to be as unobtrusive as possible this will be internal penetrating the roof set back from the front elevation in black.

- Two extract ventilators are required to the upper floor bathrooms these will be via an inline tile vent to be as inconspicuous as possible, Greys produce a vent for their Artstone slates which will work well with the natural stone.
- A flue for the boiler will be positioned on the side wall, this will be in black.
- An extractor grille for the hob will be positioned on the east elevation in black.

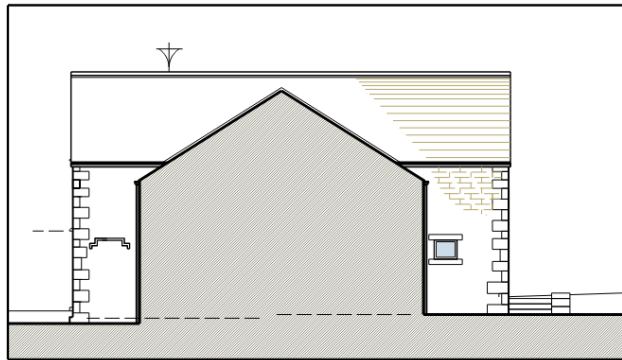
Internal Alterations:

- insulating the property where possible.
- Given the above it is proposed to install a plaster lining internally with 50mm of insulation to all external walls, the plaster will be stopped at the stone window surrounds so retaining these key details.
- The sand cement screeds that have been installed to the floors will be carefully broken out and the levels reduced to allow for the installation of damp proof membrane insulation and a new screed with underfloor heating.
- the rear room will be formed at the level of the front room.
- The existing plasterboard ceiling to the ground floor will remain along with the floorboards above, although a larger opening will be cut in to accommodate a new oak staircase with open balustrade.
- A WC will be positioned below the stair with an oak panelled wall
- The plasterboard ceiling to the vaulted roof will be removed between the purlins, it is understood that the roof was re-roofed a number of years ago with a new roof felt and is in good order so this can remain.
- 50mm insulation will be installed between the existing rafters along with a vapour barrier and 25+12.5mm insulated plasterboard to the underside this will allow all purlins and jointing details to remain exposed.
- New stud walls will be introduced to the first floor as shown, these are positioned to avoid the kingpost trusses allowing a gap between stud wall and truss so the trusses are not damaged and are fully expressed.
- A tiled floor finish in keeping with the building type will be provided to the ground floor, carpets to the upper floors with bathroom and ensuite tiled.
- Internal doors will be farmhouse type oak
- A farmhouse type kitchen will be provided along with modern bathroom suites.
- Heating to the property will be by a new oil boiler and tank located to the south west corner of the drive,
- Radiators will be provided to the first-floor bedrooms and bathrooms.

Existing and Proposed Elevations and Floor Plans



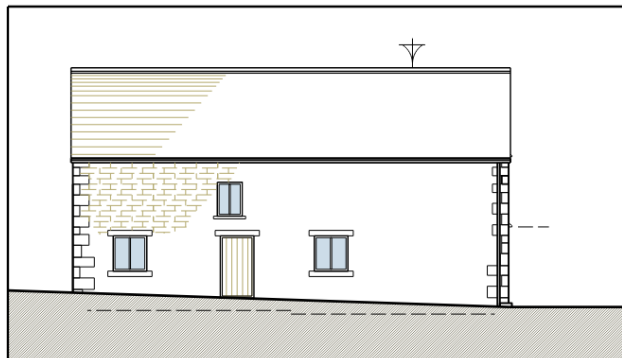
North Elevation



East Elevation



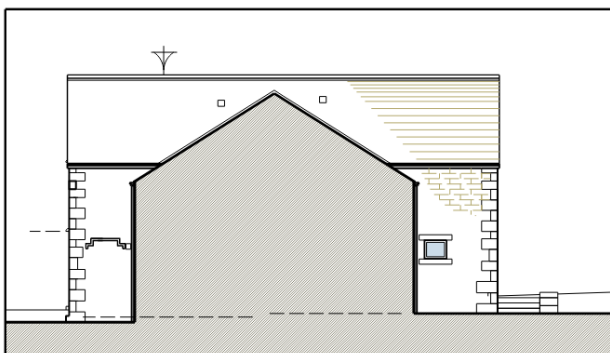
South Elevation



West Elevation



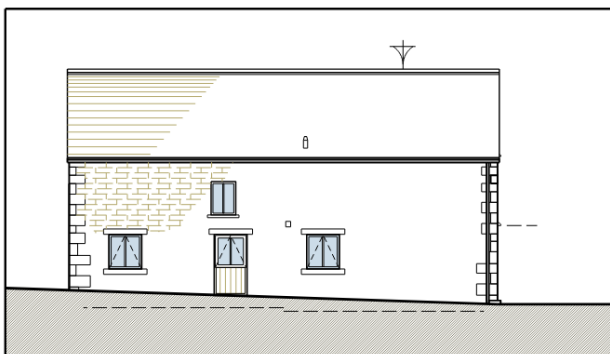
North Elevation



East Elevation



South Elevation



West Elevation

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.

Local Plan Policies

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.

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.

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.

GB1 - Protection of Green Belt: The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

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.

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

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set 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.

In respect of this application, relevant policies include:

Section 12 - Achieving well designed places.

Section 13 - Protecting Green Belt land.

Section 16 - Conserving and enhancing the historic environment.

Consultations

Conservation Officer – The conservation office provided a detailed report and has approved the works subject to conditions.

Parish Council – Parish Council confirmed they had no comments or objections.

Local Councillors – Three councillors were consulted and no objections were received.

Representations

Neighbours were notified by post about both applications along with a site notice. No comments were received.

Publicity:

A notice was placed in the Local Newspaper, the Barnsley Chronicle

Assessment

Principle of development

Policy HE3 allows for alteration of listed buildings with a view to enhance or preserve the historical quality of such a building. For this application, the applicant has proposed to carry out work which would improve the viability of habitable use of this section of the dwelling, which in turn would help preserve both the historical quality of this section and consequently the whole dwelling.

All proposed works have been assessed by the Local Authority's Conservation Officer.

Heritage Impact

As the proposed development is in relation to a Grade II historically listed structure, in accordance with local and national policy, including policy HE2, a Heritage Statement was provided by the applicants as part of their application. An assessment of the existing dwelling and impact of the proposals was also conducted by the local authority's Conservation Officer, an extract of which is as follows:

“Interventions are relatively light touch and include the re-positioning (of 1 No.) and re-opening of the two low level rear windows, reglazing of the windows, and replacement doors at ground and first floor. Internally, a DPM is proposed requiring the existing cement screed to be broken out and replaced. Internal 50mm wall insulation is also proposed to ensure adequate comfort and habitability. I accept the need for the insulation and DPM but have concerns over moisture transport out the walls that currently appear impressively dry and stable. My preference would be for wood fibre insulation on the walls with a ventilation gap between this and the historic fabric. However, my main concern relates to the external OPC pointing that if allied to internal impervious membranes that lap up the walls would result in moisture becoming trapped. A solution to this would be to remove all the cement pointing by hand back to the original sound lime and repoint in a hot lime mix. The exact methods and materials would require agreement by condition. The existing windows and doors are C20, and I’d have no objection in principle in replacing these with slim line double glazed units and doors as proposed. However full details of these windows will be required in terms of 1:5 sections and 1:20 elevations showing the exact style, means of opening, depth in the reveal and furniture etc..... Generally, I am supportive of the scheme but to avoid deterioration of the envelope and harm to the significance of the listed building materials and methods will need to be agreed in detail. This will include agreement over the exact nature of the doors and windows, and the approach to the insulation / damp proofing (possibly by condition – see below) before approval.”

The conservation officer’s report outlined the history of the dwelling and in particular the historic agricultural use of the west wing. The report also reviewed and approved the works as detailed in the applicant’s heritage statement as outlined above, subject to specific conditions agreed with the applicant via their agent. It was briefly mentioned within the report that South Yorkshire Archaeological Service (SYAS) may require consultation. It was later agreed that due to the limited potential of interest in the site, consultation would not be required.

As the proposed external works aim to maintain or improve the visual appearance of the dwelling, and have been approved by the Conservation Officer, there would be no visual harm to character of the dwelling or harm to the visual amenity of the area. The proposal is therefore considered acceptable and in accordance with Policy HE3 subject to suitable conditions.

Green Belt/Residential amenity/highway safety

The proposal is a listed building application so the main focus is on the impacts on the listed building. However, it is also noted that there are only small alterations to the dwelling and as such there would be no impact to the openness of the Green Belt and much of the proposed works would be carried out internally and the external alterations would have no impact on the residential amenity of neighboring dwellings. As the house is detached, set within in its own curtilage, and features ample parking space, although the section of the dwelling would be utilised as semi-independent accommodation to that of the main dwelling, the residents of this section would be limited to family members of the main dwelling area so it would not constitute an independent unit. If this were to change and the unit to be used independently then this would require separate planning permission and would need to be assessed separate to this application. At present this proposal is only for the external and internal works and an independent unit is not being sought. As such there would be no more considerable impact of this section of the dwelling be used semi-independently, then the whole house being used by the same whole family.

None of the proposed works would affect or alter the access or parking provision of the site and therefore there would be no impact upon highway safety.

Summary

The proposals include minor alterations to the exterior of the dwelling, which supports the use of this section of the dwelling as a habitable space whilst preserving the character of the dwelling. Both the Internal and external works have received approval from the conservation officer and are considered to be in accordance with policies HE3, HE1 and D1.

Recommendation – Approve with Conditions.