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**2026/0133**

**Mr & Mrs Pearson**

**Far West Thorpe Farm, Halifax Road, Penistone, S36 7EY**

**Listed Building Consent for repair works to the existing barns.**

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### **Site Description**

Far Westhorpe Farm is located approximately one mile to north of the town on Penistone, and five miles from the centre of Barnsley to the east. Access is by Well House Lane, which is a single track lane to leading from the south and the junction with Halifax Road. The farm comprises of approximately 18ha of mixed farmland, at the centre of which is the group of buildings which make up the application site.

### **Planning History**

85/0549 - Conversion of outbuildings to form accommodation for elderly relative – Granted

91/1276 - Erection of stone wall - Granted

2026/0132 - Listed Building Consent for Internal works to The Cottage comprising: At ground floor level - removal of existing unstable non-structural internal wall, and reinstatement to structural engineer's requirements. At first floor level - removal of internal brickwork flue - constructed after the chimney - which had become unstable – Granted

### **Proposed Development**

The application seeks listed building consent for the following works:

- Carefully remove the area of bulging wall in Barn #7 and rebuild using the salvaged stone externally with a new footing if required.
- Carry out local underpinning to the jamb of the main door opening.
- Repair and strengthen internal wall within Barn #7
- Carefully remove the external walls of Barn #8 and rebuild using the salvaged stone externally with a new footing if required
- Carry out a local repair to the head of the archway in the intermediate wall in Barn #8
- Carry out a specialist inspection of roof timbers for beetle and fungal attack and carry out check calculations. Replace timbers as required for structural safety.
- For both barns, carefully remove corrugated cementitious roofing sheet and provide new roof covering of natural slate, on softwood battens on permeable underlay supported by the new carcassing, retaining as much of the timber primary structure as possible.

### **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

#### Local Plan Allocation

The development site is within the Green Belt as identified in the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making***
- ***Policy HE1: The Historic Environment***
- ***Policy HE3: Developments affecting Historic Buildings***
- ***Policy CC2: Sustainable Design and Construction.***

#### Supplementary Planning Document(s)

- ***Mortar mixes for pointing historic buildings (May 2019)***

#### National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 16: Conserving and Enhancing the Historic Environment***

#### Other Material Consideration(s)

- ***National Planning Practice Guidance (NPPG) (as amended).***

#### **Consultations**

|                                 |                                                                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Design and Conservation Officer | <i>No objection subject to conditions</i>                                                                                       |
| Penistone Town Council          | <i>No comments have been received.</i>                                                                                          |
| Local Ward Councillors          | <i>No comments have been received.</i>                                                                                          |
| Biodiversity Officer            | <i>Considers barns 7 and 8 to have negligible bat roosting potential and does not require further bat surveys in this area.</i> |

#### **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice was placed at the site. The application was also advertised in the Barnsley Chronicle.

One representation has been received from a neighbouring property which raises the following material considerations relating to this proposal:

- Works starting without permission
- Impact on residential amenity

- Visual appearance
- Impact on wildlife
- Potential to convert to residential use

## **Assessment**

The main issues for consideration are as follows:

- The design/heritage impacts
- The ecological impacts

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Design/Heritage Impacts

Policy HE1 of the Local Plan states that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings. Policy HE3 of the Local Plan states that 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. They should respect historic precedents of scale, form, massing, architectural detail and the use of materials that contribute to the special interest of the building.

This application covers a variety of repair works to the barn circa 10m west of Far Westhorpe Farmhouse off Halifax Road, Penistone. The barn is individually listed at grade II (NHLE 1151796) and is curtilage to the separately listed farmhouse (NHLE 1192110). Overall, the older buildings form a complimentary group with overlapping settings that contribute to their historic significance.

In summary, this application requests consent for the following repair works:

- Carefully remove the area of bulging wall in Barn #7 and rebuild using the salvaged stone externally with a new footing if required.
- Carry out local underpinning to the jamb of the main door opening.
- Repair and strengthen internal wall within Barn #7
- Carefully remove the external walls of Barn #8 and rebuild using the salvaged stone externally with a new footing if required
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The Conservation Officer has been consulted on this application and they consider the works as a necessary and justified repair that will safeguard the main listed structure of the barn. Whilst the building currently is without a use, the Conservation Officer considers the main envelope will be

conserved and the structure will be stabilised by the works. As such there is no objection to proposed works in principle.

However, a historic building recording exercise is required before the works commence. This will help clarify how the building has developed over time and how past modifications have impacted upon it. It will also introduce transparency and will assist with the repairs including areas of rebuilt wall, and any changes suggested in future proposals. This will be secured via condition.

A further condition is also required regarding the detailed method of wall and roof repair following the recording exercise and the inspection by the timber specialist.

Subject to the above conditions the proposal is not considered to cause harm to the listed buildings and would comprise much needed repair work to safeguard the building in accordance with Local Plan Policy HE3.

### Ecology

The Biodiversity Officer considers barns 7 and 8 to have negligible bat roosting potential and does not require further bat surveys in this area. As such, the repair works are not likely to cause harm to bats and would be acceptable in this instance.

### Representations

One representation has been received raising concerns with the following:

- Works starting without permission
- Impact on residential amenity
- Visual appearance
- Impact on wildlife
- Potential to convert to residential use

The concerns raised have been considered as part of this application however, it is important to clarify that the current application relates solely to Listed Building Consent for essential repair works to safeguard the historic fabric of the barns.

The plans have been amended to reduce the proposed works and remove reference to any internal blockwork or partition walls to demonstrate that this application includes only works that form part of these repair and stabilisation works, rather than facilitating any change of use.

This consent does not grant permission for, nor does it enable, conversion to residential use. Any such proposal would require a separate planning application and would need to be assessed in full against the relevant development plan policies and material considerations at that time. The works proposed under this application are necessary to secure the long-term preservation of the listed building and do not, in themselves, give rise to the wider impacts identified in the representation.

### Conclusion

On balance, the benefits of the proposal, particularly in terms safety are considered to outweigh any limited harm identified and is generally in accordance with policies HE1 and HE3 of the Local Plan. The application is therefore recommended for approval, subject to conditions.

**Recommendation -  
Approve with Conditions**