

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

**THE GRANARY, 3 FIELD HEAD MANOR
ELMHIRST LANE, DODWORTH**

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1. INTRODUCTION

- 1.1 The Government published the latest version of the National Planning Policy Framework in July 2021. Paragraph 194 of the Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

2. THE SITE AND PROPOSALS

- 2.1 The site is located within a group of residential dwellings in a semi-rural location in between Silkstone and Dodworth and to the north of the clubhouse at Silkstone Golf Club.
- 2.2 The property occupies a corner position in the attached L-shaped group and adjoins Nos 2 and 4. It has a sizeable garden area to the rear which extends towards the boundary of the golf course to the west and runs parallel to the garden to No 2 to the east.
- 2.3 The proposal is to replace the garage door.
- 2.4 The application is retrospective as work has already commenced on the erection of the fence.

3. HERITAGE CONTEXT

3.1 The Granary is a Grade II listed building.

3.2 The listing description is as follows:

Cottage adjoining to 6.10.82 north of Field Head Farmhouse (formerly listed as barn to north of house at Field Head Farm)

Former cruck frame farm building now house. C16 or C17 origin, converted and rebuilt c1985. Coursed squared stone. Tile roof. Two arched entrances (one to garage) and two square windows.

Interior: Three cruck trusses, two of which retain extended tie-beams.

4. PLANNING POLICY CONTEXT AND ASSESSMENT

4.1 Policy HE1 of the adopted Local Plan supports proposals which conserve and enhance the significance and setting of the borough's heritage assets.

4.2 Policy HE3 requires proposals involving additions or alterations to listed buildings to conserve and where appropriate enhance that building's significance.

4.3 Paragraph 194 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail

should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.4 Paragraph 199 states that 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 4.5 The existing garage door is to be replaced due to the timber frame being rotten and the existing timber cladding is also in poor condition. The existing double garage door was fibre glass and had a poor quality brown stain applied by brush. The new garage door is a roller style for security purposes.
- 4.6 The door will have a Agate Grey colour finish chosen to match the approved replacement upvc Sash Windows.
- 4.7 With regard to other properties in the group, each have different style and colour Garage doors, including single doors in a modern style in Anthracite Grey colour (No 1); single traditional timber doors in a brown stain (no 2); double up-and-over fibre glass door (No 4). There is no consistency in style or colour of the garage doors on the overall group.
- 4.8 Accordingly there is no conflict with relevant policies in either the NPPF or the Replacement UDP.