

## Planning and Heritage Statement



Jowett House Farmhouse –  
Subdivision to Provide Two  
Dwellings.  
at  
Jowett House Farm complex,  
Jowett House Lane, Cawthorne,  
Barnsley,  
S75 4AS.

**September 2023**

## Document Control Sheet

|                          |                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------|
| <b>Client</b>            | Jowett House Farms Ltd                                                              |
| <b>Project Reference</b> | 4340                                                                                |
| <b>Team Members</b>      | Ruth Gray BA(Hons) MA Public History and Heritage Jon Millhouse BA(Hons) MRPTI IHBC |
| <b>Project Manager</b>   | Michael Bamford BA(Hons) MPlan MRTPI                                                |

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|         |                                |                                 |          |         |         |

## Planning and Design Heritage Team

**Jon Millhouse** is a Director at Planning & Design Practice. Jon is a Chartered Town Planner, member of the Royal Town Planning Institute (RTPI) and a Full member of the Institute of Historic Building Conservation (IHBC), Jon joined Planning & Design Practice in 2004 after gaining a First in Environmental Design and Conservation at Oxford Brookes University. He has since carried out further training in Urban Design at Birmingham City University and completed the RIBA Conservation Course.

**Lindsay Cruddas** qualified as a RIBA Chartered Architect in 2012, after receiving her degrees in architecture at Leeds Metropolitan University. She has a specialist knowledge and interest in historic building conservation, reuse of redundant buildings and residential design. In 2018, Lindsay obtained accreditation to the RIBA Conservation Register as a Specialist Conservation Architect, of which there are currently only 141 in the country.

**Ruth Gray** joined Planning & Design Practice as a Heritage Consultant in October 2021, having gained a distinction for Master of Public History and Heritage at the University of Derby. Ruth uses her extensive research skills to compile Heritage Impact Assessments as well as heritage support and advice to clients. Ruth has gained detailed historical local built environment knowledge from her work as an illustrative artist of heritage buildings.

## 1 INTRODUCTION

- 1.1** Planning & Design Practice were commissioned by Jowett House Farms Ltd to prepare a Planning and Heritage Statement for Jowett House Farmhouse at Jowett House Farm complex, Jowett House Lane, Cawthorne, Barnsley, S75 4AS. Jowett House Farms Ltd propose to subdivide Jowett House Farmhouse to provide two dwellings. Jowett House Farmhouse is Grade II Listed, a heritage statement is required by the local planning authority to support a Listed Building application to assess the impact the proposals may have on the designated heritage asset.
- 1.2** This report briefly sets out the historic development of the location and listed building and assesses the special architectural and historic value/interest of the building. A site visit was undertaken on September 11, 2023.



**Figure 1 Front elevation of Jowett House Farmhouse**



**Figure 2 Aerial view of Jowett Farm Complex, Jowett House Farmhouse is the southernmost property.**

## **2 DOCUMENTARY RESEARCH**

**2.1** Documentary and cartographic research has been used to inform the assessment. The assessment of the building in its historic context has been informed by various publications including the Barnsley Local Plan (Adopted January 2019) which is the development plan for the Barnsley District. Policies relevant to the historic environment and the proposed scheme are listed below. Historical Journals and the following sources and publications have also been consulted:

- South Yorkshire Local Heritage List.<sup>1</sup>
- Heritage Gateway.
- Historic Ordnance Survey Maps.
- Historic England Listings.

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<sup>1</sup> <https://local-heritage-list.org.uk/south-yorkshire>

- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)
- Research undertaken and submitted for application (2021/1151)<sup>2</sup>

### 3 POLICY CONTEXT

**3.1** The nature of heritage assets and the potential impact upon them through development are both very varied. Heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation areas – and non-designated heritage assets, a category that includes locally listed buildings, field systems, buried archaeological remains and views. Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.<sup>3</sup>

**3.2** The significance of heritage assets is assessed in terms of the following values, as set out in National Planning Policy Practice Guidance:<sup>4</sup>

- *‘Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and*

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<sup>2</sup> Roberts, Ian. Jowett House Farm Dovecot Cawthorne, South Yorkshire Written Scheme of Investigation For Archaeological Building Recording and a Watching Brief

<sup>3</sup> Paragraph: 007 Reference ID: 18a-007-20190723 Revision date: 23 07 2019

<sup>4</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

*decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'*

#### Listed Buildings and Conservation Areas Act 1990

- 3.3** Section 66 provides a statutory duty in respect of Listed Buildings for the decision maker to:

*'Have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

- 3.4** Some of the works proposed do not need Listed Building Consent- but are included on the application for completeness. Consent is sought however only for those items which the local authority deems to require permission.

Section 7 Restriction on works affecting listed buildings states:

*'Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.'*

#### The National Planning Policy Framework

- 3.5** Paragraph 69 of the National Planning Policy Framework (NPPF) advises that:

*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

*d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

**3.6** Paragraph 119 states that:

*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

**3.7** Paragraph 149 advises that:

*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;*

**3.8** Paragraph 190 of the National Planning Policy Framework (NPPF) advises that:

*'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:*

*(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*(b) the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;*

*(c) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*(d) opportunities to draw on the contribution made by the historic environment to the character of a place.'*

**3.9** Paragraph 194 of the NPPF advises:

*'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

**3.10** Paragraph 197 of the NPPF advises that:

*'In determining planning applications, local planning authorities should take account of:*

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

**3.11** Paragraph 199 of the NPPF notes:

*'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.'*

Impacts can of course be positive, negative, or neutral.

**3.12** Paragraph 200 of the NPPF advises that:

*‘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;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’*

**3.13** Paragraph 201 of the NPPF advises that:

*‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.’*

**3.14** Paragraph 202 of the NPPF advises that:

*‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’*

Planning Practice Guidance

**3.15** Paragraph 002 of the PPG states:

*‘Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time... Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past.’*

**3.16** Paragraph 016 of the PPG states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. ‘Area-based’ designated heritage assets such as World Heritage Sites and conservation areas will not themselves have a single use (though any individual heritage assets within them may). Therefore, securing the optimum viable use of the area-based asset as a whole is not a relevant consideration in assessing the public benefits of development proposals affecting such heritage assets. However, securing the optimum viable use of any individual heritage assets within the area-based designated heritage asset may still be a relevant consideration”.*

**3.17** Paragraph 020 of the PPG states

*‘The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.*

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National*

*Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*

*Examples of heritage benefits may include:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation'*

#### Barnsley Adopted Local Plan.

### **3.18** Policy H4 Residential Development on Small Non-allocated Sites:

*'Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.'*

### **3.19** Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

*'Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:*

*Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.*

*Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.*

*Dividing an existing house to form smaller units of accommodation.*

*All such development will be expected to:*

*Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and*

*have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.'*

### **3.20 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 This will be achieved by: -

*'a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.*

*These elements and assets include: -*

- *The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.*
- *Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.*
- *A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.*
- *The well-preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.*
- *18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.*
- *The 17th century Rockley Blast Furnace and its later engine house.*

- *Gunthwaite Hall Barn, a large 16th century timber framed barn.*
- *Barnsley Main Colliery Engine House and Pithead structures.*
- *The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).*

*Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features. The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.*

*By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.*

*By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough, and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.*

*By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation*

*of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.*

*By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.*

*By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.*

### **3.21 Policy 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. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal. For sites with significant archaeological potential, a desk-based assessment may be required in line with the provisions of Policy HE6. Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building, or any other designated heritage asset. In such cases, sufficiently detailed plans, and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.'*

### **3.22 Policy 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. In such circumstances proposals will be expected to: Respect historic precedents of scale, form, massing, architectural detail, and the use of appropriate materials that contribute to the*

*special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.'*

### **3.23 Policy HE6 Archaeology**

*'Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following: Information identifying the likely location and extent of the remains, and the nature of the remains; An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development. Where preservations of the remains are not justified, permission will be conditional upon:- Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building; Analysis of the information gathered; Interpretation of the results gained; Public dissemination of the results; and Deposition of the resulting archive with an appropriate museum or archive service.'*

## **4 SITE DESCRIPTION AND PLANNING HISTORY**

- 4.1** Jowett House Farmhouse is situated within greenbelt, on the south-eastern edge of the Jowett House Farm complex, at the western end of Jowett House Lane, just 1.3 km to the north-west of Cawthorne village, in Barnsley District. The farm occupies an east-facing valley side, by the course of the Jowett House Beck, which flows just 120 m to the east of the farm complex.

**4.2** The collection of buildings that make up Jowett House Farm complex have undergone or are currently being refurbished. Previous applications for the site were found on the Council's website.<sup>5</sup>

- 2021/1151 (Planning) 2021/1337 (Listed Building Consent) Conversion of a redundant Dovecot to form offices.
- B/82/1653/PR: Erection of three private garages (Historic)
- B/83/1497/PR: Alterations to Dwelling and Conversion of Agricultural Building to form part of Dwelling (Historic)
- B/84/1498/PR/LB: Alterations to Dwelling and Conversion of Agricultural Building to Form part of Dwelling (Historic)

<sup>5</sup> <https://wwwapplications.barnsley.gov.uk/planningexplorer>

- 2020/0635 and 2020/0640 (Planning and LBC) Conversion of redundant Dovecot to provide a living accommodation annexe to the existing farm - Approved with conditions.
- 2021/0278 and 2021/0474 (Planning and LBC) - Change of use of building to independent dwelling – Approved with conditions.

## 5 THE PROPOSAL

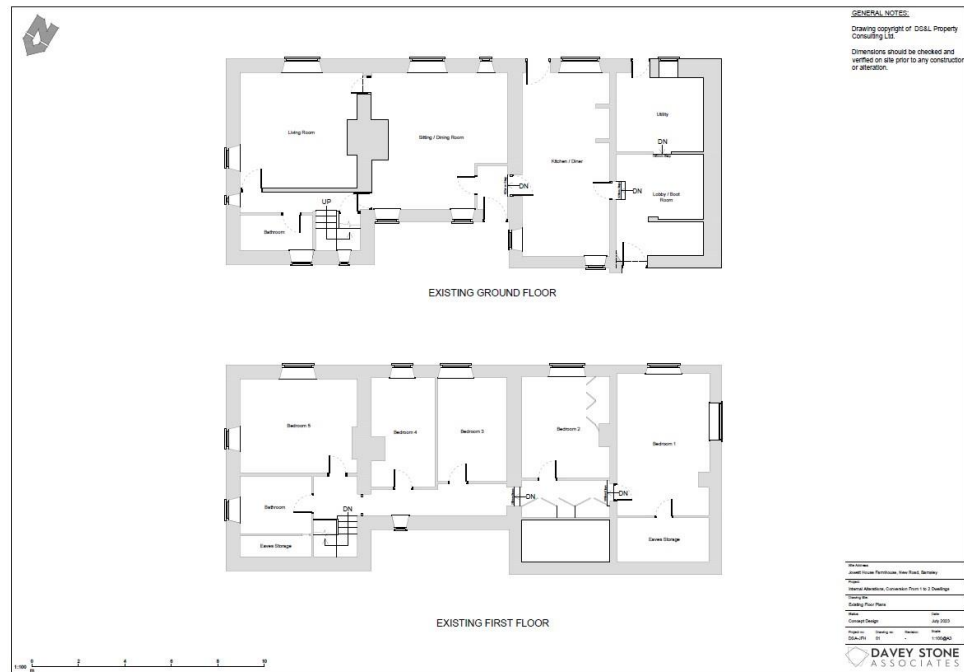


**Figure 4 Existing floor plan.**



**Figure 5 Proposed floor plan.**

- 5.1** It is proposed that Jowett House Farmhouse will be converted into two dwellings. The later addition would become a two bedroom home with one new upstairs bathroom inserted. The staircase would be inserted into the existing lobby/boot room and the kitchen placed in the existing utility room, with the existing kitchen converted into sitting /diner. No new external openings are required in this area.
- 5.2** The oldest part of the house will become a three bedroom dwelling. The sitting dining room is to remain unchanged with the exception that the doorway through to the current kitchen diner will be blocked off to separate the two dwellings. The kitchen will be placed into the existing living room and a new doorway created in the partition wall in front of the staircase and the old one blocked off. The bathroom on the ground floor will remain in the same space. To the first floor the bedroom configurations will stay the same except for the insertion of an ensuite to bedroom 3 and a family bathroom inserted into the hallway and bedroom 2. The hallway will be blocked off by the insertion of bedroom 2 bathroom and bedroom 3's ensuite. A new external opening is proposed into the northeast elevation to form an entrance into the hall way and a new opening is proposed into the southeast elevation from the current living room.
- 5.3** It is proposed that parking will be allocated for each dwelling to the west and east of the property, contained within areas enclosed by stone walling and hedgerows.



**Figure 6 Proposed site plan image by Davy Stone Associates.**

## 6 KEY PLANNING ISSUES

### Principle of Development

- 6.1** Local plan Policy GB2 allows for the subdivision of an existing house in the Green Belt to form smaller units of accommodation, provided it will not have a harmful impact on the openness of the Green Belt. The proposed subdivision is therefore considered to be acceptable in principle.
- 6.2** Jowett House Farms Ltd now rents the farmland to Fraser Farms. Fraser Farms are currently converting Jowett farm complex into an organic arable farm. The previous farmer lived in Jowett Farmhouse which has been vacant since 30th September 2022. Jowett House Farms Ltd wish to ensure that Jowett House Farmhouse is updated and converted sympathetically. Due to the size and position of the property within the farm, it is considered that the rental of the whole property as a single dwelling is unlikely. It is considered its optimal viable use would be to convert it into two dwellings. In order to protect the building, it is necessary for it to generate income for continued upkeep.
- 6.3** Paragraphs 119 and 124 of the NPPF seek to utilise land in efficient ways. Paragraph 124 specifically states that local market conditions should help inform what the most efficient way of using the land is. Subdividing the property into two separate dwellings will help make a small

contribution to the local housing stock in a straightforward and sustainable manner. It is therefore considered that the proposed subdivision is in accordance with Paragraphs 119 and 124 of the NPPF, as well as Policy GB2 of the Local Plan.

Paragraph: 001 Reference ID: 18a-001-20190723 Revision date: 23 07 2019 states:

*'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'*



**Figure 7 Existing dated kitchen area.**

Paragraph: 014 Reference ID: 18a-014-20190723 Revision date: 23 07 2019 states:

*'The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage*

*assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.*

*It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset. If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents. Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised.'*

- 6.4** It is acknowledged that alterations will have to be made to enable the conversion of Jowett House Farmhouse into two dwellings. It is proposed that these will be minimal in order to make them habitable.

#### Impact on the Green Belt And Wider Landscape

- 6.5** The proposed subdivision will not require any extension to the building. Parking areas will be created, (the previous farmer parked on the farm adjacent to the farm buildings, the new tenants would not have access to the farm buildings, due to a change of tenancy agreements) and the proposed parking areas are within the wider curtilage and screened by boundary features. Parking for the property to the west will be within a well screened, walled area adjacent to that side of the building. Parking for the property to the east will be behind the wall, within the enclosed area to the east, which appears to have been a former orchard on historic maps. This keeps parked cars away from the drive and yard immediately adjacent to Jowett House Farmhouse and the other Listed Buildings adjacent, thus protecting their setting. New planting will be installed reminiscent of the former orchard use.

- 6.6** Overall, the openness of the Green Belt and character of the wider landscape will be satisfactorily protected.

#### Impact on the Highway Network

- 6.7** The likely increase in vehicular movements will be very modest, and not likely to pose a wider safety issue for the highway network. All vehicles will be able to park, turn and exit in a forward gear.

## **7 HERITAGE SIGNIFICANCE**

- 7.1** Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.<sup>6</sup>

- 7.2** Paragraph 018 of the Planning Practice Guidance states

*‘What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset.’*

- 7.3** The NPPF defines:

“significance” as:

*‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’*

“Setting” as:

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<sup>6</sup> Paragraph: 007 Reference ID: 18a-007-20190723 Revision date: 23 07 2019

*‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*

### Timeline

- 7.4** The following timeline and cartographical evidence detail the development of the Jowett House farm complex.
- 7.5** Research on place names suggests the name ‘Jowett House’ is probably derived from a personal surname. According to documentary occurrence of ‘Jewit House’ in 1641.<sup>7</sup>
- 7.6** Local historian T. Midgley states that there was a house predating the 17th century.<sup>8</sup> His research found that the house first appeared in local deeds in 1587, that there are memorial inscriptions to the Wood family of Jowett-House that begin in 1692 in the church a pew award, and there was an indenture dated 25th November 1650 showing that a William Hewet of Beccles, Norfolk sold to Robert Hartley for 2,900 pounds the:

*‘Manor, farmland and Cannon Hall with Rowroyd, Jowet-House, Broadgates, five small cottages at Cawthorne, Wilmroyd Close and tithes thereof.’*

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<sup>7</sup> Smith, A.H., 1961, The Place-names of the West Riding of Yorkshire, EPNS Vol. 30, Part 1

<sup>8</sup> Midgley, T., 2012, History of Jowett House, Cawthorne (revision of 1999)

<http://midgleywebpages.com/jowetthouse.html>



**Figure 8** H. Teesdale & Co., & C. Stocking, 1828.



**Figure 9** O.S. 1854 showing the former orchard to the east of the property.

- 7.7** By 1859 Jowett House had been purchased by the Cannon Hall Estates.
- 7.8** Tenant's details are as follows: 1816 John Lindley was registered as living there, in 1843 a George Shirt was living at Jowett House. Followed by the Midgley family in 1844 until 1918 when Thomas Midgley died of influenza and the Midgley family bought and moved into Thimble Hall in Tivydale.

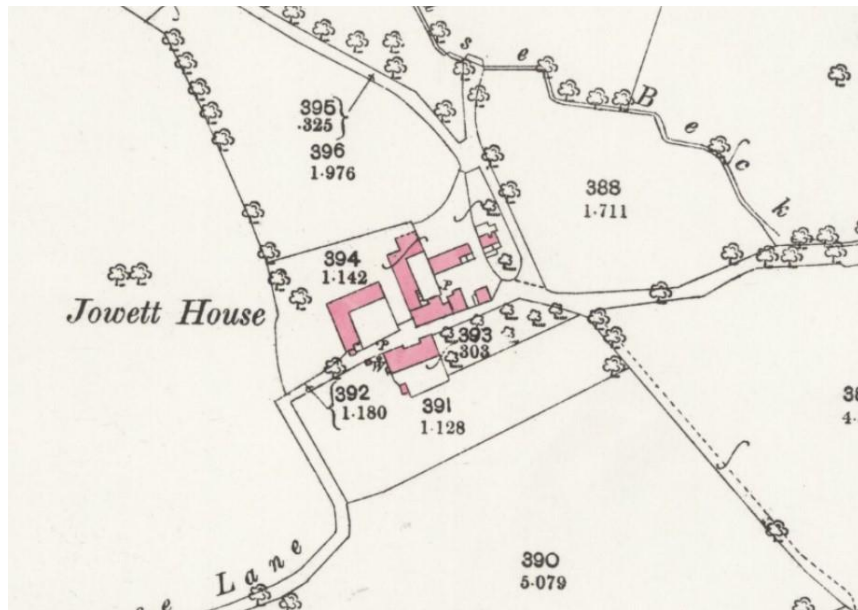


**Figure 10 O.S. 1893.**

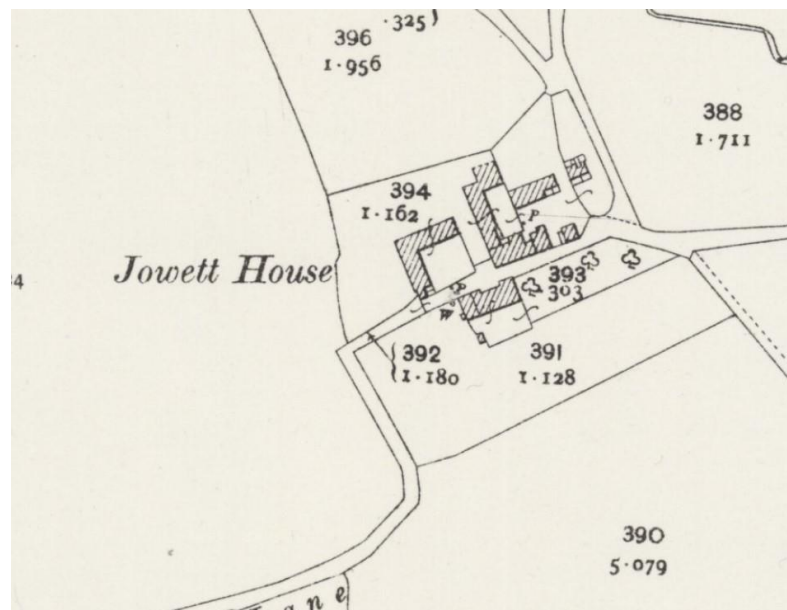


**Figure 11 O.S. 1906.**

- 7.9** After 1918 James Charles Wemyss was living at Jowett House. Charles had been second in command to his father, Charles Wemyss, who worked as the estate agent for the Cannon Hall Estates.

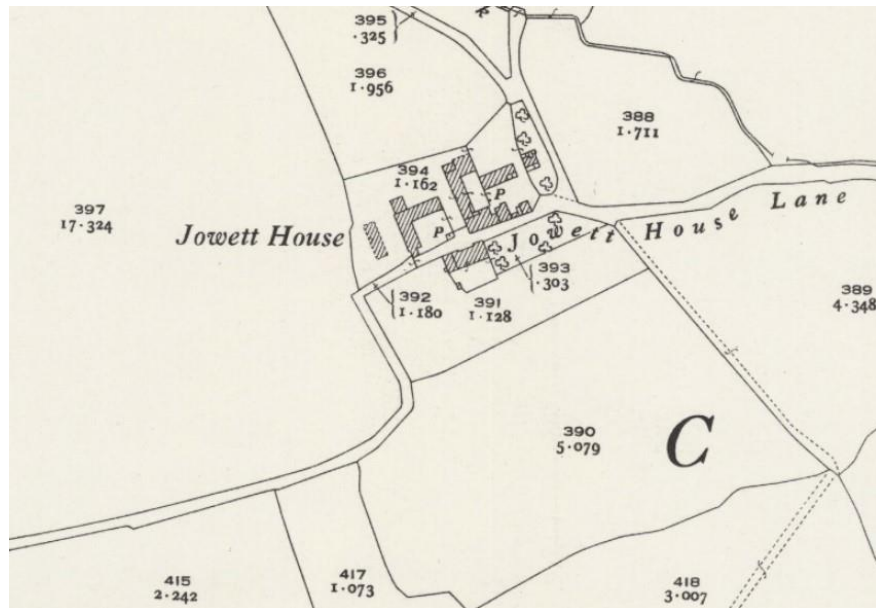


Figure 12 O.S. 1931

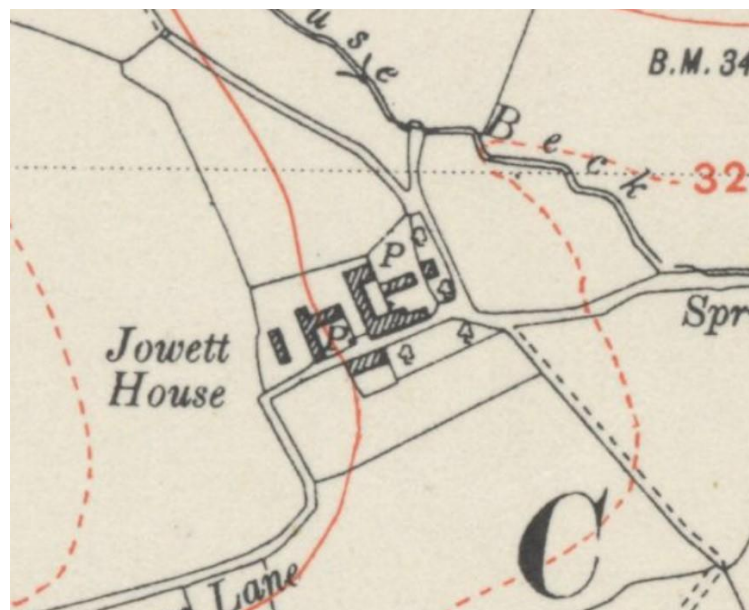


Figure 13 O.S. 1949.

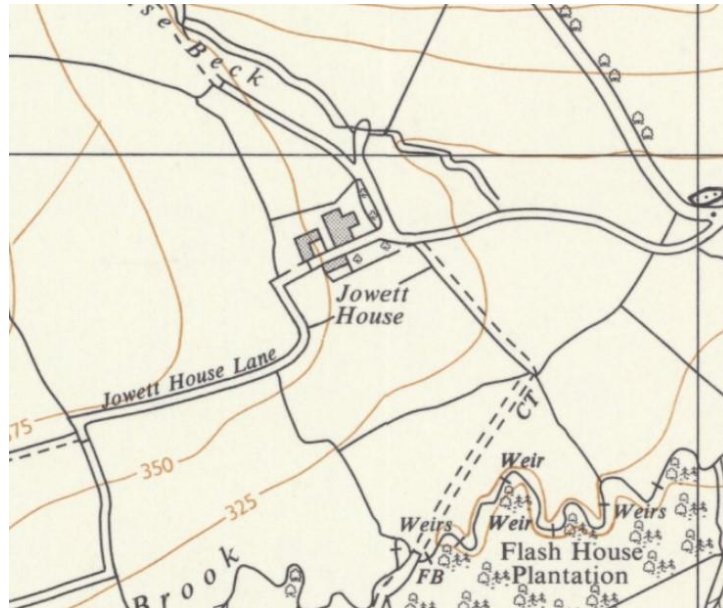


**Figure 14 O.S. 1965.**

## Listed Buildings



**Figure 15 Showing the position of the listed buildings within the Jowett Farm complex.**

**7.10** The Jowett House Farm complex today includes three listed buildings. Jowett House and Adjoining Cottage Grade: II List Entry Number: 1286745 Dovecot Adjacent to Jowett House Cottage Grade: II List Entry Number: 1151789A and the application site Jowett House Farmhouse Grade: II List Entry Number: 1314731. These are described below in more detail.

### **7.11 Jowett House Farmhouse**



**Figure 16 Showing the southeast elevation of the house the right-hand side dated to C17.**

Grade: II List Entry Number: 1314731 Date first listed: 18-Mar-1968

Full description:

*'Farmhouse. Dated 1633, with later addition to left which has been restored in the later C20. Thinly-coursed rubble with quoins. Stone slate roof (re-roofed). Two storeys. The right part of the house has a dated quoin stone "TM 1693", a fire window and two 3-light windows to ground floor. Two 3-light windows and a central 2-light window to 1st floor, all double-chamfered. The left part of the house has a heightened quoined doorway on right and a 4-light double-chamfered window to its left. Other openings are later. Two good ashlar stacks. Rear: outshuts to left and right. Several single- and 2- light windows. Former doorway against stack for lobby entrance. Several double-chamfered windows in right gable including one of 3 lights (blocked) in apex.*

*Interior: bressumer beam for former fire-hood in centre room, has arch cut out for doorway from lobby. Good dog-leg stair in rear outshut of right room with flat, shaped balusters.'*

## 7.12 Jowett House and Adjoining Cottage



**Figure 17 Showing the Front facade of Jowett House and adjoining cottage.**

Grade: II List Entry Number: 1286745 Date First Listed: 18-Mar-1968

Full Description:

*'House and adjoining cottage to right. House dated 1690 added to, or part rebuilt late C18, cottage mid to late C19. Thinly-coursed rubble with quoins, rendered left return, cottage of red brick with rock-faced stone dressings and quoins. Stone slate roofs. Two storeys. 4 bays plus single-bay cottage. The left 2 bays have 3-light double-chamfered windows except ground-floor right which is of 2 lights. Quoins separate this part from the late C18 rebuild which has a reset quoined and chamfered entrance with cambered head and decorative oval with recut inscription '1690' and 3-light flat-faced, recessed mullion windows (one to ground floor, 2 to 1st floor). The cottage has an entrance to left and one 3-light window to each floor, all with hoodmoulds. Rear: 2-bay outshut to right, later, single-storey gable wing to centre and lean-to addition to cottage, (probably contemporary with it). Several windows to left return of house including two double-chamfered windows to side of outshut.'*

*Interior: timber arcading to rear outshut.'*

### 7.13 Dovecot Adjacent to Jowett House Cottage



**Figure 18 Showing the recently renovated Dovecot.**

Grade: II List Entry Number: 1151789 Date first listed: 18-Mar-1968

Full Description:

*'Dovecot. Later C18, the upper storey may be later. Coursed squared rubble with quoins, upper storey red brick. Stone slate roof. The brick upper part sits on a 3*

*course brick band. Front gable has part-blocked elliptical- arched cart entrance and blocked opening in brick section. 2-light window to rear and bird opening with ledge in gable. Right side has a stone stair leading to an upper-level doorway.'*

- 7.14** The above has outlined the development of the Jowett farm complex and its likely supporting role to the nearby Cannons Hall estate. The maps show the expansion of the agricultural buildings that were in place to support it.

### Jowett House Farmhouse

- 7.15** The following figures describe the application site existing building in more detail.



**Figure 19 Existing elevation drawings by Davey Stone Associates.**



**Figure 20 Showing the field for the proposed parking area next to the east of the property.**



**Figure 21 Proposed area east of the property it is proposed to incorporate new planting reminiscent of the former orchard to screen the parked cars.**



**Figure 22 C17 Northeast elevation, showing blocked up three light window in the loft area. Ashlar chimney stack to the roof.**



**Figure 23 Showing the C17 northwest elevation, doorway was on the left hand side originally.**



**Figure 24 Detail of the former doorway on the left within the C17 northwest elevation.**



**Figure 25 Two images showing the northwest elevation of the later addition with Ashlar chimney stack and brick chimney stack.**



**Figure 26 Southwest elevation with one three light mullioned window obscured by the tree canopy.**



**Figure 27 Showing the proposed area for parking west of the property.**



**Figure 28 View from the southwest elevation first floor window.**



**Figure 29 Southeast elevation of the later addition. Window cills, lintel, and mullions to the first floor appear to be replacements.**



**Figure 30 C17 Southeast elevation.**



**Figure 31 Detail of the inscription of quoin stone "TM 1693". Also evident is repair to the stonework around the door.**

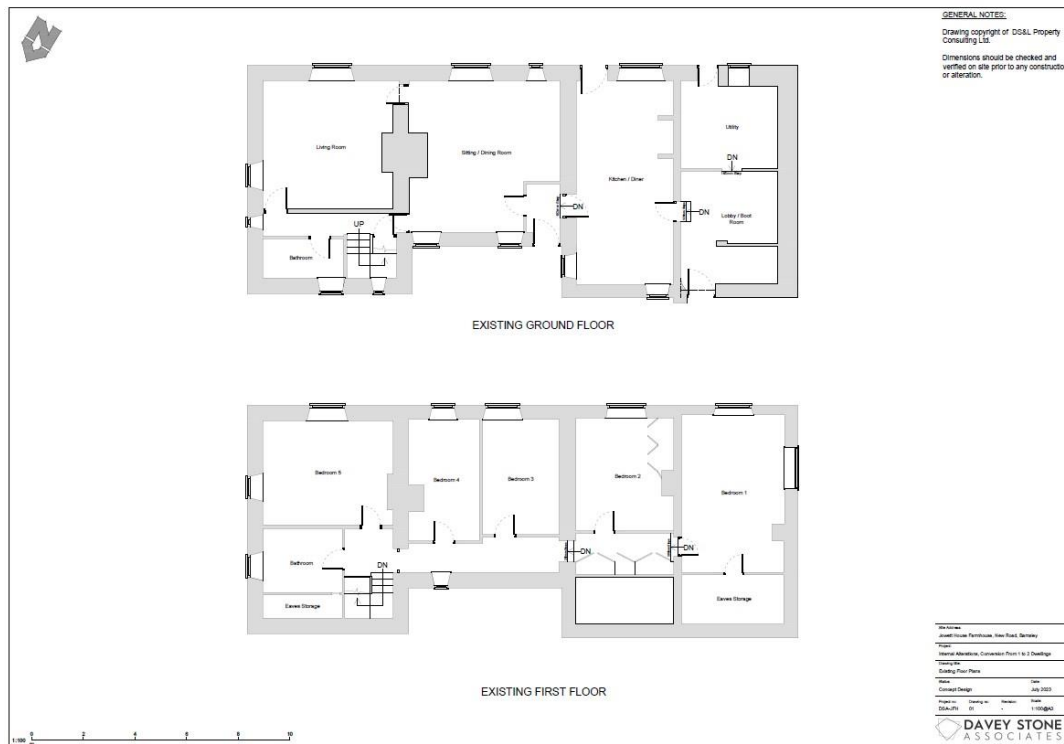


**Figure 32 Existing floor plan by Davy Stone Associates.**



**Figure 33 Breeze block dividing wall in the lobby/boot room.**



**Figure 34 Boiler in lobby/boot room.**



**Figure 35 Showing the entrance from the northwest elevation into the lobby/boot room. Original beam to the ceiling.**



**Figure 36 Showing the utility room and entrance out to the garden. Original beam to the ceiling.**

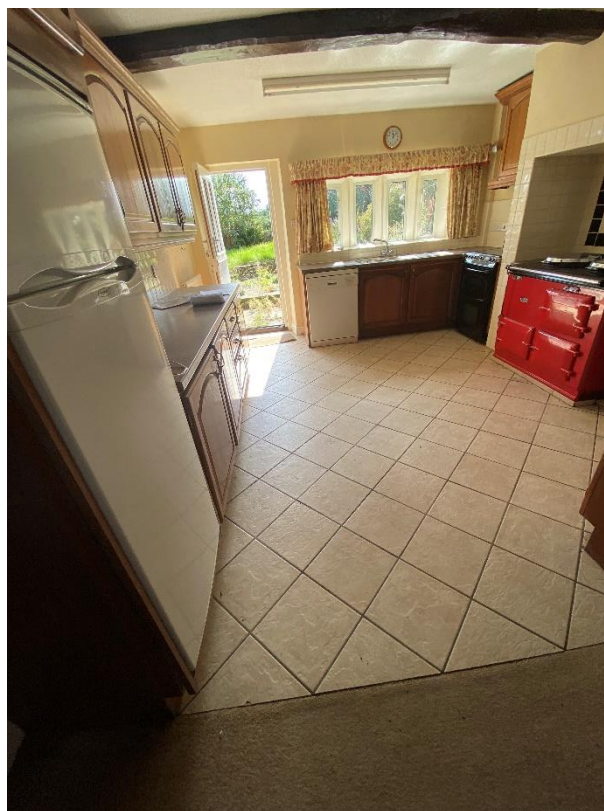


**Figure 37 Showing the kitchen diner area looking towards the garden entrance. Original beams to the ceiling.**



**Figure 38 Showing the doorway to the entrance lobby.**



**Figure 39 Kitchen diner area.**



**Figure 40 Entrance lobby Historically this was a window and the lobby has been partitioned in.**



**Figure 41 Showing the sitting dining room with original beams.**



**Figure 42 Showing the bressumer beam above the original fireplace.**



**Figure 43 Showing the bressumer beam carved out for headroom. This was the original entrance into the sitting/dining room where the window now is. See next figure for an example of how it could have been originally.**



**Figure 44 As an example: Freshfields Fullers End Grade II listed property showing how the original entrance would have been into the main sitting room.**



**Figure 45 Showing the current living room with original stone fireplace, window, and beams.**



**Figure 46 Showing floorboards next to the hearth in the living room.**



**Figure 47 Showing doorway in living room into the hall way passage. This looks to be a partition wall with insert door added.**



**Figure 48 Showing the hallway passage. The beams are exposed to the hallway and covered over in the living room.**



**Figure 49 Showing the hallway into the sitting dining room and downstairs bathroom. Original beams to the ceiling.**



**Figure 50 Downstairs bathroom with original beams.**



**Figure 51 Original understairs cupboard in bathroom.**



**Figure 52 Original joinery of the staircase, possibly would have been an open balustrade into the eaves.**



**Figure 53 Showing inside the understairs cupboard, with modern air vent inserted into outer wall.**



**Figure 54 Showing inside of the understairs cupboard showing signs of damp and needs attention.**

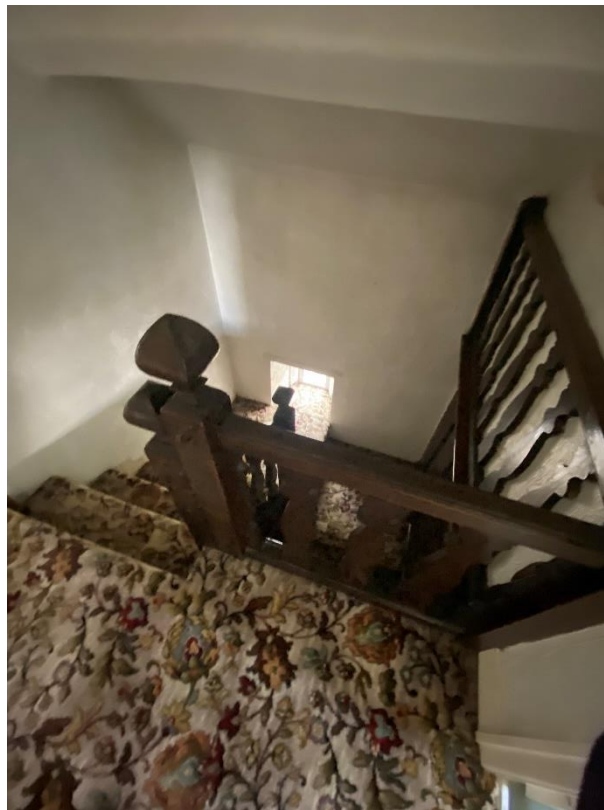


**Figure 55 Showing the first floor landing.**



**Figure 56 Showing the first floor bathroom.**

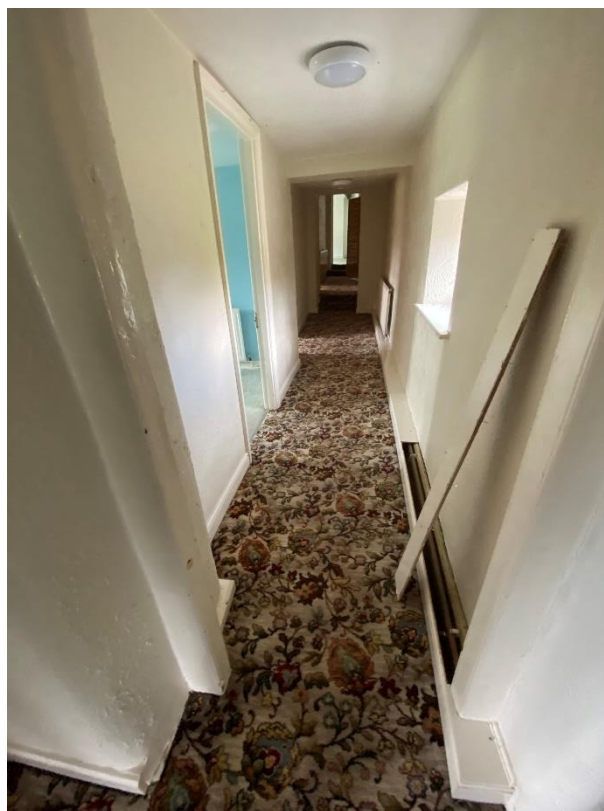


**Figure 57 First floor hallway.**



**Figure 58 Bedroom 5**



**Figure 59 Bedroom 4.**



**Figure 60 Bedroom 3.**



**Figure 61 Bedroom 2.**



**Figure 62 Cupboards into the eaves in the hallway.**



**Figure 63 Bedroom 1 with sink and original beam.**



**Figure 64 Bedroom 1 eves storage.**

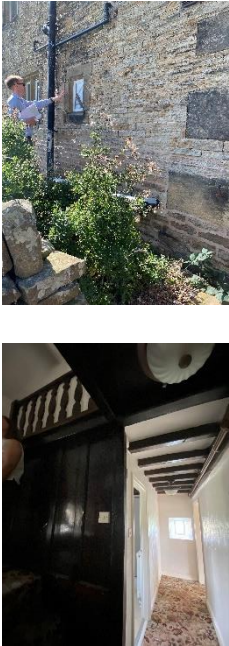
## 8 ASSESSMENT OF IMPACT

| Proposal                          | Area affected and significance                      | Mitigation                                             | Residual impact                                     | Evaluation of Impact                                                                                                                         |
|-----------------------------------|-----------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Addition of air source heat pumps | To the northeast elevation and southeast elevation. | Heat pumps to be sited in visually discreet locations. | Minor visual impact to the setting of the building. | Minor negative Impact to setting but will upgrade the property to assist with damp issues and make the property more sustainable and viable. |

|                                                                                                                                |                                                |                                                                                                                                                                                                 |                                                                                                                                                                                                                                               |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Underfloor heating                                                                                                             | Whole building.                                | Removal of outdated C20 radiators. Majority of ground floor is concrete. Where historic flagstones and floorboards exist, these will be lifted and reinstated on top of the underfloor heating. | Localised.                                                                                                                                                                                                                                    | Negligible. Will upgrade the property to assist with damp issues. |
| Insertion of stairs                                                                                                            | Lobby/ boot room later addition.               | To access first floor. Opening created through existing ceiling. Sited in a less sensitive part of the building.                                                                                | Loss of historic fabric of the building.<br>                                                                                                               | Minor negative impact.                                            |
| Insertion of new bathroom to first floor. Addition of a new partition wall to create a new bathroom. Addition of new pipework. | Bedroom 2 later addition.                      | Removal of partition wall and the existing cupboard which are modern additions.                                                                                                                 | Insertion of new pipework to this part of the building. Will enhance the useability by introducing essential facilities in this part of the building.<br> | Minor negative impact.                                            |
| Doorway through to the current kitchen diner to be blocked off in order to                                                     | Between sitting/dining room and kitchen diner. | To be blocked off with reversable stud partition wall recessed into opening to                                                                                                                  |                                                                                                                                                                                                                                               | Neutral impact                                                    |

|                                                                                                                |                                                                                                                          |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                    |                        |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| segment into separate dwellings.                                                                               |                                                                                                                          | allow pre-existing layout to be understood. Will allow the building to be subdivided.                                                                                                                                                                                                                           |                                                                                                                                                                                                                  |                        |
| Doorway through to the current Bedroom 1 and 2. To be blocked off in order to segment into separate dwellings. | First floor hallway between bedroom 3 and 2.                                                                             | To be blocked off with reversible stud partition wall recessed into opening to allow pre-existing layout to be understood. Will allow the building to be subdivided                                                                                                                                             |                                                                                                                                                                                                                  | Neutral impact         |
| Creation of a utility room to the sitting dining room.                                                         | The current lobby area partition to be extended to the small window in the sitting dining room to create a utility room. | To be blocked off with reversible stud partition wall. Working with existing pipework runs or running pipes through floors to minimise impact on existing fabric from services. Siting units away from original walls where there are decorative details, or otherwise ensuring all skirting and architrave and | <p>Insertion of new pipework to this part of the building and small additional subdivision of sitting room. Will enhance the useability by introducing essential facilities in this part of the building.</p>  | Minor negative impact. |

|                                            |                                                                                                   |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                       |                        |
|--------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                                            |                                                                                                   | beams are scribed around.                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                       |                        |
| Doorway blocked off and new doorway added. | Living room, door blocked off and new doorway inserted at the opposite end of the partition wall. | Original fabric will not be harmed. Partition wall not part of the original fabric of the house.                                                                                                                                                                                           |                                                                                                                                     | Neutral impact.        |
| New kitchen                                | Kitchen placed into the current living room.                                                      | Working with existing pipework runs or running pipes through floors to minimise impact on existing fabric from services. Siting kitchen units away from original walls where there are decorative details, or otherwise ensuring all skirting and architrave and beams are scribed around. | Will enhance the useability by introducing essential facilities in this part of the building.<br>                                  | Minor negative impact. |
| Addition of new ensuites.                  | Bedroom 3/hallway.                                                                                | Where possible using the existing pipework runs to minimise impact on existing fabric from services.                                                                                                                                                                                       | A degree of impact to fabric and character but will enhance the useability of the building by introducing essential features.<br> | Minor negative impact. |

|                                                 |                                                                               |                                                                                                                                                               |                                                                                                                                      |                                              |
|-------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|                                                 |                                                                               |                                                                                                                                                               |                                                    |                                              |
| A new external opening added to form a doorway. | To the northeast elevation to form an entrance into the hall way.             | Will allow side access to the property.                                                                                                                       | <p>Loss of original fabric of the building.</p>   | Moderate negative impact to historic fabric. |
| A new external opening added to form a doorway. | To the southeast elevation to form an entrance into the rear of the property. | Will allow access into the rear garden. In a central location on the elevation where one may have expected to see a doorway. Avoids needing to alter existing | <p>Loss of original fabric of the building.</p>  | Moderate negative impact to historic fabric. |

|                                                              |                                       |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |
|--------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                                                              |                                       | mullioned windows.                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                         |                                             |
| Addition of parking spaces                                   | To the east and west of the property. | Will provide dedicated parking spaces for the property. Parking for the property to the west will be within a well screened, walled area adjacent to that side of the building. Parking for the property to the east will be behind the wall, within the enclosed area to the east, new planting will be installed reminiscent of the former orchard use. | <p>There will be some residual impact on the setting of the listed building, but due to its rural location it is necessary to provide allocated parking.</p>                                                                                       | Minor negative Impact to setting.           |
| Conversion of a single dwelling into two separate dwellings. | Whole building                        | Sensitive method of conservation which seeks to retain, or better reveal, key features, and minimise impact on historic fabric.                                                                                                                                                                                                                           | <p>Retaining residential use in a former farmhouse. Introducing more services will inevitably have some impact (through physical impacts) but these must be balanced against the impact of the property lying empty due to lack of market appeal. Subdivision will secure an optimal viable use. Creating one dwelling from the 'original house' and one from the later extension is a logical method of subdivision.</p> | Major positive impact over the longer term. |

## **9 CONCLUSION**

- 9.1** As this report has described, Jowett House Farmhouse is part of a complex of buildings that are historically important to the wider landscape and heritage of Cawthorne. At present, the Farmhouse is not viable to rent as a five bedroom property and needs refurbishment.
- 9.2** Policy allows for the subdivision of existing buildings in the Green Belt. The scale and character of the proposed development is such that the general exterior of the property will remain the same. Whilst the introduction of parking areas will to some degree alter the character of the farmhouse, sensitive landscaping reminiscent of the original orchards will enhance the setting of the farmstead overall. The NPPF encourages Local Authorities to look for opportunities to enhance or better reveal the significance of heritage assets, and so such benefits should also weigh in favour of the scheme.
- 9.3** Not allowing the Grade II Farmhouse a viable active use would in the long term likely lead to poor maintenance and deterioration. This would serve to impact negatively and erode the heritage value of the area. There will be a degree of harm, if sensitively converted, but this is minimised and justified. The conversion of Jowett House Farmhouse into two dwellings will secure its future and prevent further loss and is the optimal viable use on the basis that it is likely to be easier to rent out due to local demand for two and three bedroom rentals rather than five. In our view, the Farmhouse is capable of being converted sensitively.
- 9.4** Overall, facilitating the long-term active use of this historic building is considered beneficial to its long-term conservation and to the wider set of buildings that make up the Jowett House complex.



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