

May, 2017

PLANNING,
HERITAGE
STATEMENT

DEMOLITION OF EXISTING GARAGE/STORAGE
FACILITY AND ERECTION OF REPLACEMENT
GARAGE/STORAGE FACILITY AT CAT HILL MEWS,
FIRS LANE, HOYLANDSWAINE.

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SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the demolition and re-building on the garage/storage facility in the grounds of Cat Hill Mews, Firs Lane, Hoylandswaine.
2. The proposed development site lies within the curtilage of Cat Hill Mews, and is one of a small number of dwellings that form the hamlet of Cat Hill. Cat Hill Mews is a former barn (now converted) and forms an “L” shape on the site. It is a listed building (grade II).
3. The hamlet lies approximately 3km to the north of Penistone and approximately 1km to the west of Hoylandswaine and contains dwelling of varying ages and two further listed buildings – Cat Hill farmhouse (grade II*) is located to the south of the site behind Cat Hill Mews and Nether Lea Farmhouse (grade II) is similarly located behind Cat Hill Mews but to the west.
4. The site is accessed directly from Firs Lane, almost at its junction with Cat Hill Lane.

SECTION 2: PROPOSED DEVELOPMENT

5. The existing building is an open flat roof structure used as a domestic storage facility, which received planning approval in 2007 (Ref: 2007/0713). The proposed development comprises the demolition of the existing building and erection of a new building on the foot print of the existing structure. The proposed building will comprise a storage area of the same dimensions as the existing structure, but will have a pitched roof, to be in keeping with the vernacular. It will have solid stone walls with a pedestrian door and two vehicle doors to the front, to provide a secure facility rather than the open structure currently on the site. The proposed development will include a subterranean level, to create optimum storage space within the building, and to take advantage of the sloping nature of the site. The additional storage space under the building will be accessed by double doors to the north-eastern elevation.

SECTION 3: NATIONAL AND LOCAL PLANNING POLICY

Local Planning Policy

6. National planning policy guidance is provided by the National Planning Policy Framework (NPPF). Section 12: “Conserving and enhancing the historic environment”, paragraphs 128 and 129 state that :-

128. “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...

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"

Furthermore, paragraph 131 and 132 state that:-

131. "In determining planning applications, local planning authorities should take account of:

- the desirability of new development making a positive contribution to local character and distinctiveness.*

132. 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. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

Paragraph 134 continues:-

134. "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 securing its optimum viable use."

Paragraph 63 of the NPPF does on to state:-

"In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area"

7. Local planning policy guidance is provided by the Replacement Barnsley Unitary Development Plan (RUDP) and the saved policies contained therein and the Barnsley Core Strategy (CS)

8. With reference to the proposed development, the CS contains policies relating to sustainability at CSP1 and CSP2, with policies regarding the design of new buildings at CS29 and the historic environment at CS30

SECTION 4: PLANNING POLICY ASSESSMENT

9. The proposed development has been designed to complement and blend in with the grade II listed building and the wider context of the hamlet of Cat Hill. Built from traditional materials in keeping with the local vernacular, the proposed building will replicate the traditional architectural style of the host building.
10. The proposed building will sit on the same footprint as the existing structure, but takes advantage of the sloping nature of the site to provide additional subterranean storage space.
11. The eaves height of the proposed building will be the same height as the existing building, with a traditional pitched roof being the only element to increase the mass of the proposed structure.
12. The following extract is taken from the Heritage Gateway and is a description of Cat Hill Mews :-

SE 20 NW PENISTONE CAT HILL LANE (west side) 1/14 Barn approx. 10 metres north east of Cat Hill Farmhouse

(Formerly listed as Barn approx. 10 metres 23rd June 1965 south of Cat Hill Farmhouse)

GV II Barn.

Mid C18. Coursed, squared rubble. Stone slate roof. Quoins. Central cart entry with oak lintel. Wide entrance to left with quoined surround. Inserted door to right. Rear: opposing doorway with quoined surround. Other openings are later. Small vent in each gable apex. Single-storey addition to left not included in the item. Interior: principal rafter trusses with large-scantling tie-beams.

13. Cat Hill Mews is the listed building most affected by the proposed development, as the other building are physically separated from the site by Cat Hill Mews and therefore any impact on the setting to these building is very limited.
14. The proposed development will be visually more attractive and will be more in keeping with the surrounding buildings. The existing structure is open to the front with the equipment stored within it visible from Cat Hill Mews and its curtilage. The proposed development will mean the stored equipment is stored and screened by a traditional style building.

15. The proposed development will not impact on the setting of the listed building. In fact the removal of the unsightly existing storage facility and the proposed development built from traditional materials and the sympathetic design will have a positive impact on the setting of the listed building and therefore accords with the NPPF and the Core Strategy.