

**Application Reference: 2024/1057**

**Site Address:** Jowett House Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AS

**Introduction:**

This application seeks full planning permission for the change of use of agricultural buildings to single dwelling and associated works (Custom/Self-build).

**Relevant Site Characteristics**

The site is located within the Green Belt, approximately 1 mile west of the village of Cawthorne. Access to the site is provided by Jowett House Lane from New Road.

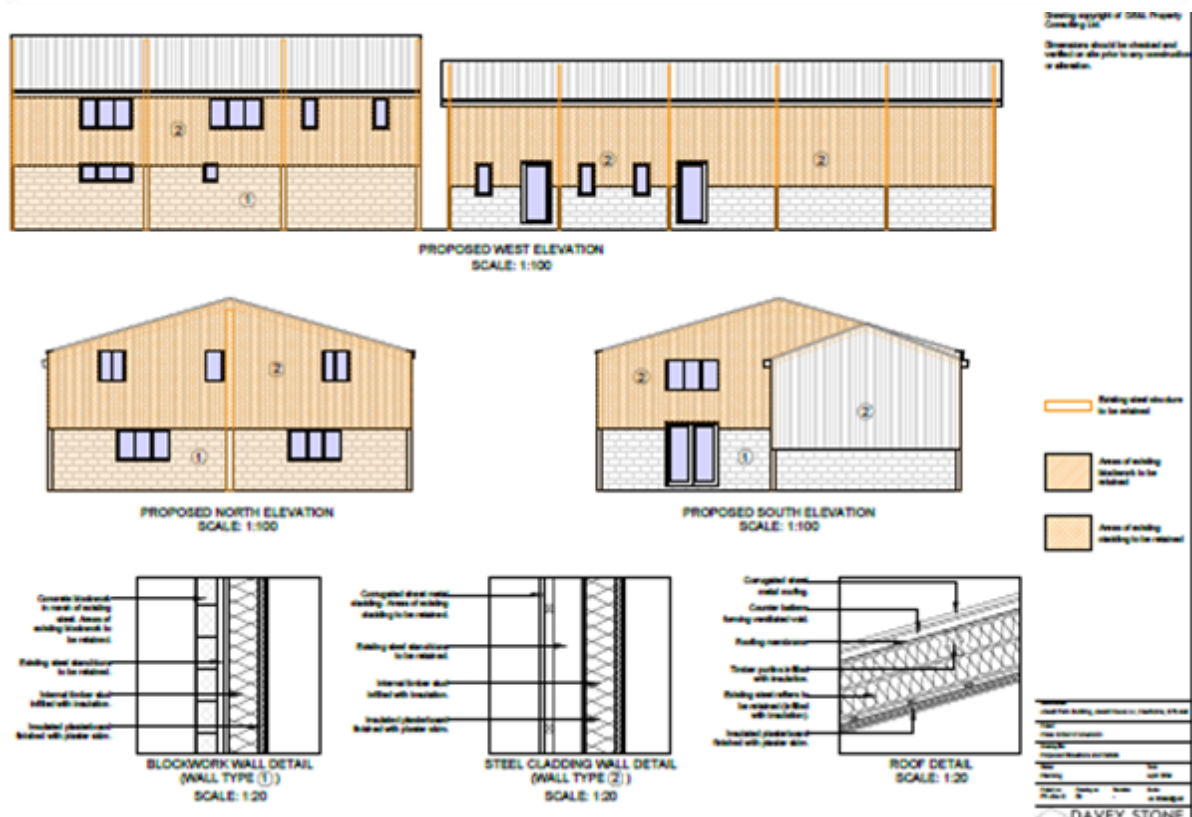
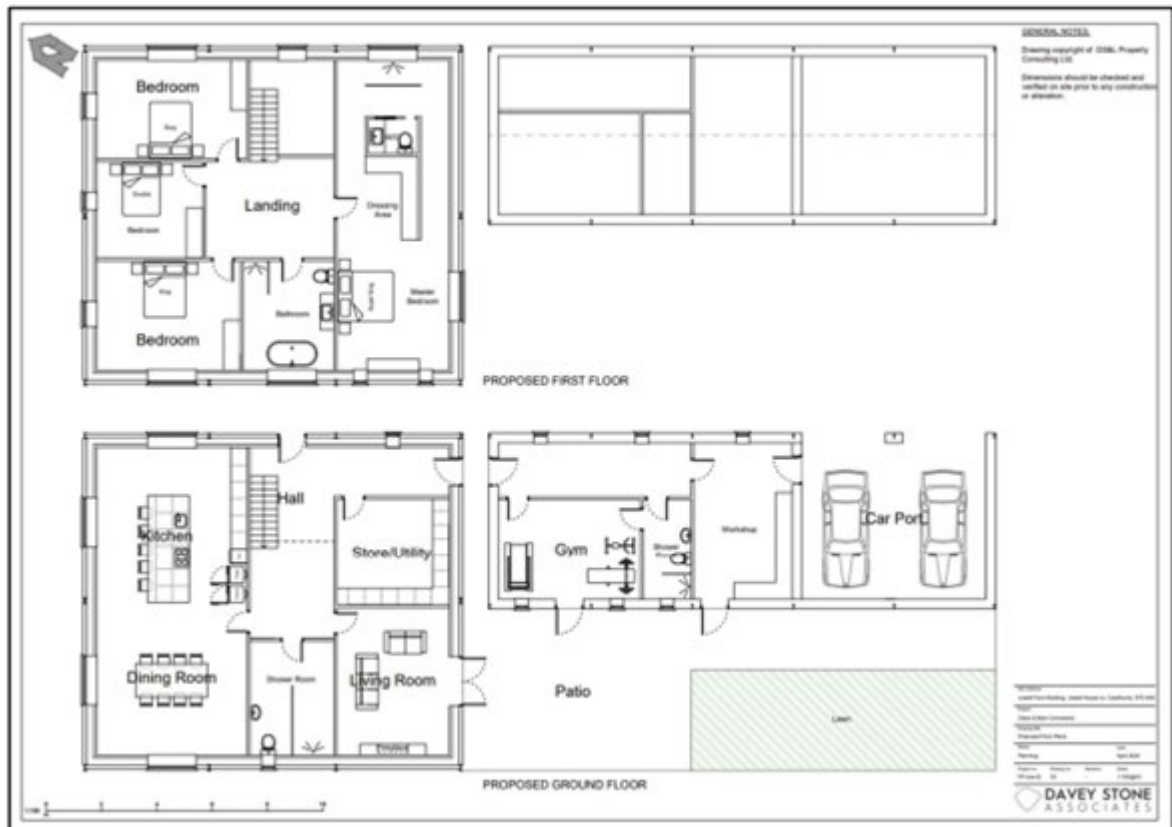
The site consists of two adjacent agricultural buildings situated within close proximity to each other, located on the western boundary of Jowett House Farm. Barn 1 consists of concrete blockwork and corrugated sheet metal cladding, with a steel portal frame. The barn is fully enclosed on three sides and appears to be in a good structural condition. Barn 2 is steel framed with profiled steel cladding panels, open on 2 sides.

Jowett House Farm is surrounded by wide agricultural fields on all sides. The barns, which are the subject of this application, are located adjacent to the largest field within the holding, located to the west of the farm. Jowett House Farmhouse is a Grade II listed farmhouse, located approximately 35 metres south east of the application site.

Jowett House was listed in 1968, prior to the erection of either barns. The buildings are outside of the curtilage of the Listed Building.

**Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
<b>2024/0514</b>	Prior approval application for change of use of agricultural buildings to single dwelling	<b>Approved with conditions</b>
<b>2023/0995</b>	Subdivision of farmhouse to provide two dwellings. Installation of air source heat pumps and parking areas	<b>Approved with conditions</b>
<b>2023/1003</b>	Subdivision of farmhouse to provide two dwellings. Installation of air source heat pumps and parking areas (LBC)	<b>Approved with conditions</b>



Approved plans class Q – 2024/0514

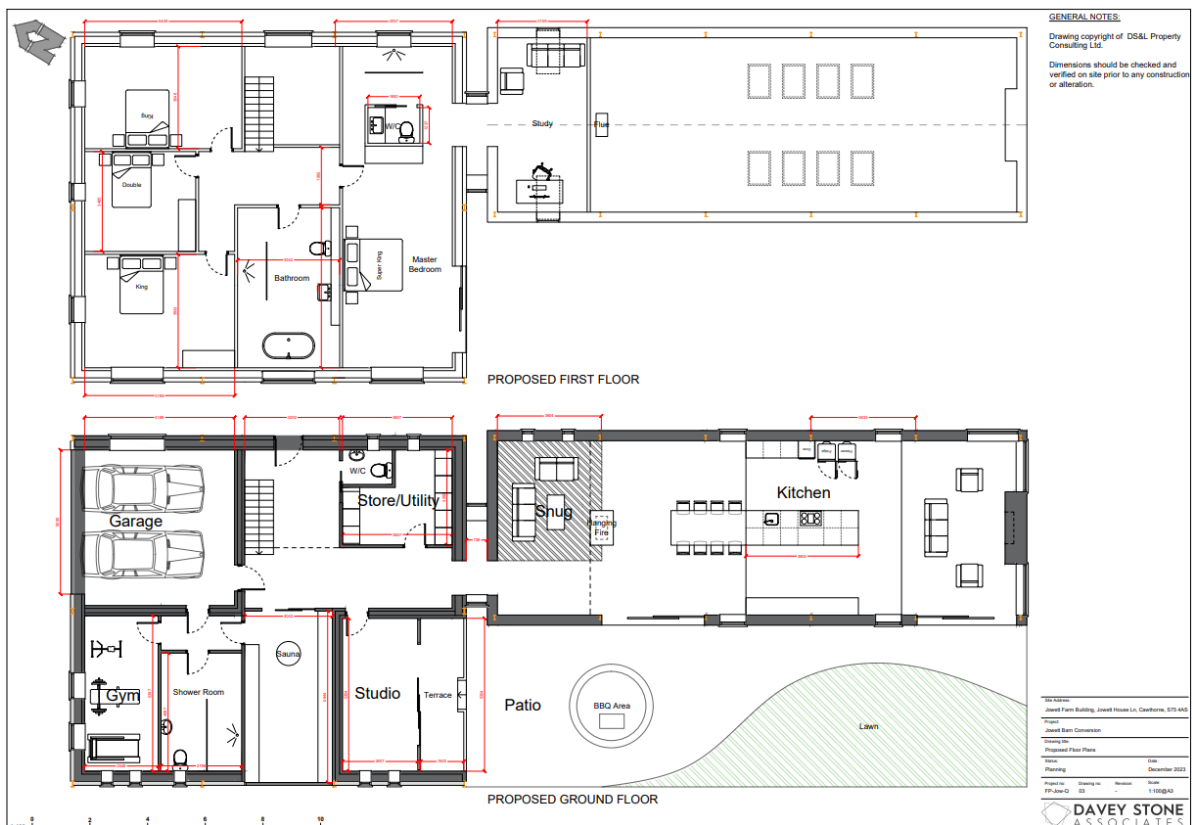
**Proposed Works**

The application is a full planning application for the change of use of the two agricultural buildings into 1 no 4 bed dwellinghouse with associated works which include a small link extension. The proposal is a Custom/Self-build application.

In addition, the applicant wishes to improve the thermal efficiency of the building, achieve Passivhaus accreditation, and make alterations that would have exceeded those allowed by a Class Q, including the small link extension.

The exterior treatment in the conversion is broadly similar (profiled metal sheeting) to that previously approved. However, there is increased insulation and sealing to achieve the Passivhaus standard. The blockwork at lower levels proposed for retention from the original structure is now to be removed. This will result in the whole of the building elevations being clad in metal sheet. There are now more windows and doors in the external envelope which are also larger and arranged differently from the existing.

The north elevation of one of the barns will be used as a garage to provide two car parking spaces and a small garden area is located to the rear, with a patio and grassed area. The curtilage of the dwelling is limited to an area of patio and lawn to the rear of the existing building as shown on the plans below.





## Relevant policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 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.

The site is set within the Green Belt as allocated in the Local Plan. The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy GB1 Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt
- Policy POLL1 Pollution Control and Protection
- Policy BIO1 Biodiversity and Geodiversity

- Policy HE1 The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment
- Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

Policy GB2 is of relevance to the principle of this application and states that:-

"We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey
- demonstrates that the building does not need major or complete reconstruction for the
- proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

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;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or
- highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

Supplementary Planning Documents:-

SPD Biodiversity and Geodiversity  
SPD Barn Conversions  
SPD Trees and Hedgerows

Other guidance

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012

and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 13 – Protecting Green Belt Land

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

## **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site. No responses have been received.

## **Consultee responses**

Parish Council – No comments received  
Biodiversity – No objections subject to conditions  
Highways – No objections  
Pollution Control – No objections  
Contaminated Land – No comments received  
Ward Cllrs – No comments received  
Drainage – No objections subject to conditions  
Yorkshire Water – No comments received

## **Planning Assessment**

### Principle

Local Plan Policy GB3 allows for changes of use of existing buildings within the Green Belt, subject to compliance with the following:-

We will allow the change of use or conversion of buildings in the Green Belt provided that:  
The existing building is of a form, scale and design that is in keeping with its surroundings;

The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;

The proposed new use is in keeping with the local character and the appearance of the building; and

The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

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;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or
- highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

Whilst the site is set within the Green Belt, it is set within a small cluster of buildings some of which are in residential use. The proposed new use has also already been permitted via the Class Q permission and is therefore in keeping with the local character and the appearance of the building. Given the proximity of the building to the adjacent residential use, it is felt that the best use would be for residential purposes rather than any commercial or business use, and that a residential use would be a more appropriate way of maintaining and improving the character and appearance of the area than any other use.

In terms of the existing buildings they are standard agricultural sheds, however they appear to be of a permanent and substantial construction and should not need major or complete reconstruction for the proposed new use as a dwelling. With regards to the alterations proposed to the building and site, the proposal was previously assessed with Class Q regulations which allowed “*building operations reasonably necessary to convert the building*”. This includes the installation or replacement of windows and doors as proposed in this application. In addition, walls and roofs can be replaced so long as the works do not go beyond what could be reasonably considered a conversion. In this case the buildings appear to be in a good structural condition as indicated by the submitted structural report with the earlier class Q application. The conversion utilises the existing envelope of the existing buildings and only a small extension is proposed to join the two buildings via a link. The internal rooms will all have natural light and the location/siting of the buildings are not impractical or undesirable for a change of use to residential. The property would have sufficient amenity space to the rear of the dwelling and does not exceed the size of the footprint of the building. The proposal is therefore acceptable when measured against policy GB3 of the Local Plan.

#### Residential Amenity

Given the previous approval for residential use, there should not be any significant impact upon amenity from the proposed residential activity at the site. The proposed windows meet the required separation distances to the adjacent dwelling so there should not be any significant loss of privacy to the existing dwellings.

In addition to the above, in terms of the amenity of the proposed dwelling, the dwelling has sufficient private garden area and its own parking space in line with the SPD. The room sizes meet the standards set within the South Yorkshire Residential Design Guide.

### Impact on Historic Environment

The Conservation Officer has been consulted and states that: 'This application follows a Class Q Prior Notification under 2024/0514 for conversion to a dwelling which was granted. The proposal last year is broadly similar to this one in terms of its footprint and scale. However, owing to the applicant's desire to improve the thermal efficiency of the building, achieve Passivhaus accreditation, and make alterations that would have exceeded those allowed by a Class Q, the proposal now requires full planning. The existing portal framed barn is of no historic significance.

The exterior treatment in the conversion is broadly similar (profiled metal sheeting) However, there is increased insulation and sealing to achieve the Passivhaus standard. The blockwork at lower levels proposed for retention from the original structure is now to be removed. This will result in the whole of the building elevations being clad in metal sheet. There are now notably more windows and doors in the external envelope which are also larger and arranged differently from the existing. The setting includes several separate listed buildings including the Dovecote (NHLE [1151789](#)) 70m to the east, Jowett House (NHLE [1286745](#)) 55m to the east, and Jowett Farmhouse (NHLE [1314731](#)) 33m to the southeast. However, between these listed buildings, there is another unlisted L shaped barn situated within 10m of the portal framed building the conversion is the focus of. This barn is historic and appears to be mid C19th in origin. It is a simple vernacular agricultural building with sandstone walls, quoins, a stone slate roof and few openings to the west. This unlisted barn complements the immediate setting of Jowett House and Jowett Farmhouse but largely screens the modern portal framed barn from the immediate environs. Some restricted views of the modern barn are possible, notably from the area close to the western gable and setting of Jowett Farmhouse. Views from the fields to the west would also be possible, but there are no PROW in the field. There is however a bridleway that runs through the farm from east to west. However, overall, I would say the barn occupies a part of the site that contributes little to the setting and does not enhance the historic significance. I would also note that it is especially visible from the immediate environs of the listed buildings to the east. The proposal involves replacement of the bulk of the external fabric and attaches the two buildings to form a single dwelling. On the southern gable / corner of the conversion there are three double width windows, but no other features or openings. The rest of the building is screened from view when viewed from the east.

Overall, I would say the conversion will broadly retain the agricultural aesthetic of the existing barn. Consequently, I feel that due to the lack of contribution to the setting (as existing), the relatively restrained nature of the conservation, and low degree of direct visibility, the proposal will not be harmful. As such, I raise no objections.'

The proposal is therefore acceptable when measured against policies HE1 and HE2 of the Local Plan and should not harm the setting of the Listed Building.



### Visual Amenity/Impact on Openness

As the building is not a traditional barn conversion (stone/brick built), where normally new openings should be restricted, it is felt that, given the more modern appearance of the building, the windows and glazing proposed are acceptable in this instance.

The site already has a defined curtilage and does not extend further into the Green Belt. There will not be any significant impact upon the openness of the Green Belt and the proposed use would not generate significant additional activity at the site, also given the previous use and class Q permission. The proposal is considered to be acceptable in terms of Local Plan Policy GB3 and policy D1 of the Local Plan.

### Biodiversity

The application is not subject to the Statutory Biodiversity Gain Condition due to the application being a Custom Self Build. A bat survey has been submitted with the application and the Ecologist has reviewed this and has no objection to the proposal subject to conditions and informatives.

The development shall be completed in line with the recommendations within the Bat Survey Report, specifically the installation of integrated bat and bird boxes and the use of bat friendly roofing membranes. All the recommendations shall be implemented in full for the stated purposes of biodiversity conservation in accordance with Local Plan Policy BIO1.

### Highways

The Highways Officer has no objection to the proposal. The building will be accessed via an existing access to the farm complex. Given that the building will be used for agricultural purposes and the surrounding rural roads are used by agricultural vehicles, there should not be any significant impact upon highway safety, during construction or during its use. The Highways Officer has stated that 'The site has extant permission (a Class Q approval) for the change of use of the two existing agricultural buildings into a large detached dwelling.

These current proposals are essentially the same but seek to create a dwelling which involves works that fall outside of Class Q. The changes include an alteration to the position of the integral garage; it is worth noting that the area of land immediately in front of the garage door which would be required to gain access is not included within the red line boundary. The land is however within the blue line boundary so this may not be an issue.

From a highways point of view the proposals are no different to the previous Class Q approval in terms of impact upon the highway, as such, I do not wish to raise an objection from a highways development control perspective subject to conditions and an informative.' The proposal is acceptable when measured against policy T4 of the Local Plan.

### Drainage/Pollution Control

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with by building control. The Pollution Control team have not raised any concerns with regard to contamination or noise issues, in accordance with Local Plan Policy POLL1.

### Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development within the Green Belt. The proposal would not significantly harm the openness of the Green Belt, visual amenity, residential amenity, flood/drainage risk and highway safety and is therefore recommended for approval.

Recommendation: Approve subject to conditions:-