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**2024/0365**

Mr Robert Watkins

Replace all the windows at the property from the current timber, stained / painted frames to those of high-grade metal frames (aluminium) Replace the main entrance front door to the Kitchen that is currently timber, stained / painted frame with that of a solid, secure and energy efficient Composite Stable Door in a wood grain light oak colour finish. Replace the current Living Room entrance door with that of a aluminium framed window, same as all the rest of the windows, to allow more light into a currently very dark room. Rake out the existing Portland cement pointing to the North and South elevations of the property and re-point with a Lime mortar. Add new solid fuel fires to both the Kitchen and Living room inglenook / fireplaces including metal flue and flue terminal. (Listed Building Consent)

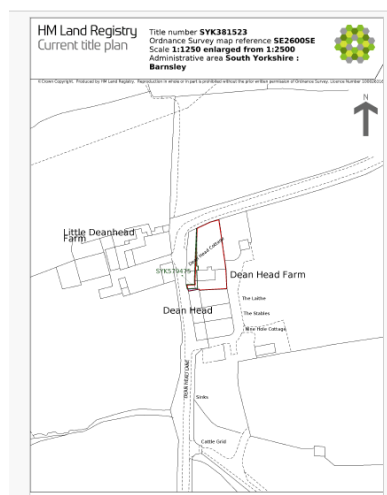
Dean Head Farm, Dean Head Lane, Hunshelf, S36 8YR

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### **Site Location & Description**

The site consists of an historic Grade II listed dwelling located on Dean Head Lane in Hunshelf. The building is stone built and two stories in height with a pitched roof design. The whole site is awash with Green Belt. The property forms part of a pair of semi-detached dwellings, the adjoining property being Dean Head Cottage.

The building has an early core (cross wing) being medieval in date but includes later post medieval and C19/ C20 additions and alterations. The whole of the asset is included within an L shaped range incorporating the central early core, a later eastern extension and the roadside cross wing encompassing both Dean Head Farmhouse and Cottage. The building has been altered and modernised in the later C20 within applications B/93/1308/PR/LB, B/02/0987 and 0943/PR/LB, Despite the alterations and modernisation, the building retains clear special architectural and historic interest with earlier fabric, phases of development, and features in evidence throughout. This is reflected in the Grade II listing.



### **Proposed Development**

This application seeks consent for a compendium of works that include the replacement of the main entrance door, a change from the existing living room door to a window, wholesale replacement of the other windows, repointing, and the installation of two solid fuel stoves into existing fireplace recesses.

## **Listing**

The Listing Heritage Category: Listed Building Grade: II

The listing (at grade II) covers both Dean Head Farm and Dean Head Farm Cottage.

HUNSHELF DEAN HEAD LANE (east side), Hunshelf Dean Head Farmhouse

Farmhouse. Cross-wing is late medieval in origin the rest late C17; C19 addition to right and C19 and C20 alterations. Coursed rubble, stone slate roof. L-shape plan. Two storeys, 2-room cross-wing, 2-room house-body. The cross-wing projects to left. The house-body has 2 later entrances to the left and a later casement to the right above which is a former 3-light double-chamfered window (mullions removed). Brick stacks, one to right end of house-body. Rear: various C19 and C20 casements. A small square, chamfered fire window survives to the house-body. The left return (of the cross-wing) has been rebuilt in the C19 and C20 and has casement windows. Interior: a single truss surviving in the centre of the cross-wing has a jewelled post on right side with chamfered curved brace to tie-beam. Re-used purlins. A girding beam runs along the right wall of the cross-wing at first-floor height. The house-body roof is divided into 3 unequal bays by open trusses incorporating re-used cruck timbers. P. F. Ryder, Report for South Yorkshire Archaeological Unit, 8th January 1982.

Listing NGR: SE2692100197

## **Policy Context**

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The main issue to be considered in the determination of this Listed Building Consent is whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

## **Planning (Listed Buildings and Conservation Areas) Act 1990**

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The National Planning Policy Framework (NPPF) paragraph 195/6: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 197: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 198: Any harm to or loss of significance will require clear and convincing justification

## Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

GD1 – General Development

D1 – High Quality Design and Place Making

GB1 – Protection of the Green Belt

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt

HE1 – The Historic Environment

HE2 – Heritage Impact Assessments and General Application Procedures

HE3 – Developments Affecting Historic Buildings

## **Supplementary Planning Documents**

SPD: House extensions and Other Domestic Alterations

Heritage Impact Assessments

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

## **Relevant History**

B/02/0987/PR Erection of single-storey side extension and removal of wall and pond to Listed Building.

B/02/0943/PR/LB Erection of side single storey extension to dwelling

B/93/1308/PR/LB Refurbishment and repairs to Listed Building

## **Consultations**

Conservation Officer – No objections subject to conditions.

Hunshelf Parish Council – No observations

Local Councillor's – No comments received

## **Representations**

Neighbour notification letters were sent out to surrounding properties and a site notice posted, one objection has been received with concerns that are not material to the consideration of this planning application. The objector does not have any objections to the proposed works themselves.

## **Assessment**

Dean Hall Farm is set within the Green Belt and is a Grade II listed building. The application therefore needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF.

### Impact upon Heritage Assets and Visual Amenity

The proposal seeks changes to the fenestration of the property. Upon inspection of the property it is noted that the existing windows are entirely modern and of little heritage interest. Consequently, the proposed window changes are acceptable. The design proposed in this application uses a high quality slim framed aluminium system which is PPC in a beige / light brown colour, yet it was noted that the existing windows are totally unadorned casements with no glazing bars. The proposed design shown in the brochure examples show a crossbar glazing bar arrangement that is different. After further discussions with the applicant it was confirmed that the proposed windows will not include a glazing bar detail and are therefore acceptable.

A full-length window is proposed to replace the existing living room door ensuring the opening will still be expressed and could be re-converted into a doorway in the future with little impact. The main door will be replaced from timber to a stable composite door and is not expected to cause harm to the heritage interest as this will replace an existing modern door.

The proposal is also to install two solid fuel stoves into existing fireplace recesses which is also acceptable as long as the flue liners and stoves are installed with no intervention, loss or harm. The repointing in lime following removal of the QPC is acceptable and the approach and mix will be conditioned to ensure the historic value of the property is retained.

It was observed that some of the existing windows and doors are installed very close to the front face of the masonry resulting in a lack of recess with no shadow line which is untraditional and also unacceptable in terms of heritage impact. As such a condition will be applied to the decision notice to ensure the new frames are mounted back in the reveal for a more traditional façade.

The proposals are for works to the fenestration of the building and do not include the extension of the existing property. As there are no additional building works proposed therefore, in terms of impact to the surrounding greenbelt the proposal is negligible.

Based on the above assessment the proposals are found to be in compliance with Local Plan Policies HE1, HE2, HE3, D1 and SPD House Extensions and other domestic alterations, in

that they preserve and enhance the appearance and setting of the buildings, areas, landscapes, and listed assets in which they are located.

### Conclusion

The works will have no significant impact upon the Grade II Listed Building, in accordance with the NPPF and Local Plan Policies. Likewise, the impact upon the Green Belt from the proposals are not determined to be inappropriate, and due to the nature of the proposals residential amenity is not expected to be compromised, therefore the proposals are acceptable and the application is recommended for approval.

### **Recommendation**

**Approve with conditions**