

98-100 High Street, Penistone, South Yorkshire – Heritage Statement

September 2024

Ecus Ltd

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FIGURES

Figure 1: Site Location

Executive Summary

Ecus Ltd was commissioned in September 2024 to prepare a heritage statement to inform a planning application for the construction of a two-storey house (Planning ref: 2024/0161) on land off 98-100 High Street, Penistone, South Yorkshire. The Site is centred on National Grid Co-ordinate 424530, 402892.

The proposed development includes the demolition of the existing building on Site and the construction of a single, detached residential building. The proposals indicate that the building will be two-and-a-half storeys in height and constructed in coursed stone. The openings will have stone heads and cills and the roof will be of blue slate.

The Site is located within the Penistone Conservation Area and is in close proximity to the Grade II Listed 104 and 106 High Street (NHLE: 1191801). The current building within the Site is considered to make a neutral contribution to both the character and appearance of the Conservation Area and the setting of the Listed Building.

It is anticipated that the proposed development will result in no harm to the heritage significance of both the Penistone Conservation Area and 104 and 106 High Street. The design has sought to take inspiration from the established townscape in position, scale, design and materials to ensure that the new building will sit harmoniously within the surrounding townscape. It is therefore considered that the proposed development will enhance the character and appearance of the Penistone Conservation Area and maintain the contribution that views make to an appreciation of the heritage significance of the Listed Building.

It is considered that the proposed development therefore accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policies HE1 and HE3 of the *Barnsley Metropolitan Borough Council Local Plan*.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned in September 2024 to prepare a Heritage Statement to inform a planning application for the construction of a two-storey house (Planning ref: 2024/0161) on land off 98-100 High Street, Penistone, South Yorkshire (hereafter the Site). The Site is centred on National Grid Co-ordinate 424530, 402892 (Figure 1).

1.2 The Site

1.2.1 The Site is located within the town of Penistone, South Yorkshire and comprises a single-storey commercial unit (Plate 1). The Site is bound to the east by High Street, to the north and south by residential development and to the west by a garden off Clarel Street.



Plate 1: View of the Site from the east

1.3 Aims and Objectives

1.3.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site to formulate:

- An assessment of the historic environment within which the Site sits, namely the adjacent Listed Building and wider conservation area;

- An assessment of significance of the existing structure on the Site and its contribution to the setting of the Listed Building and wider conservation area;
- An assessment of the impact of proposed demolition of the existing building on the significance of the identified heritage assets;
- A discussion on how the design of the new building has been addressed to ensure that makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping; and
- A conclusion on the level of harm, if any, caused to the heritage resource.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 1.4.2 Designated heritage assets are afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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). By virtue of Section 1(5) of the Act a listed building includes any object or structure within its curtilage. In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 1.4.3 Section 16 of the National Planning Practice Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The NPPF establishes the importance of being able to assess the significance of heritage assets that may be affected by a development proposal, in order to understand the level of harm, if any, caused by a development. Where a site on which development is proposed has the potential to include heritage assets, the NPPF includes a requirement for local planning authorities to request an appropriate desk-based assessment. The level of detail provided should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 200).

1.4.4 This application is subject to determination under the Barnsley Metropolitan Borough Council Local Plan. Of relevance to this application are:

- Policy HE1 The Historic Environment;
- Policy HE2 Heritage Statements and general application procedures; and
- Policy HE3 Developments affecting Historic Buildings

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017a).
- Historic England's *Understanding Place – Historic Area Assessments* (2017b);
- Historic England's Advice Notes:
 - Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management (2019a); and
 - Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage (2019b).
- The Chartered Institute for Archaeologists' *Code of Conduct* (revised 2022).

2.2 Consultation

2.2.1 A planning application has been submitted to Barnsley Metropolitan Borough Council for the Site. This Heritage Statement has been prepared at the request of the Conservation Officer to establish what, if any, impact the proposals will have on the historic environment, specifically the Penistone Conservation Area and the adjacent Listed Buildings.

2.3 Scope of Assessment

- 2.3.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's *The Setting of Heritage Assets* (2017).
- 2.3.2 The spatial scope of the assessment was identified through a combination of desk-based research and observations made during the site visit around the Site.
- 2.3.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), England's Places, and Parks and Gardens UK;
- Aerial photography available online at Historic England's Aerial Photo Explorer;
- Historic maps available online;
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations; and
- Observations in the area around the Site.

2.3.4 A Site visit was undertaken during September 2024 in order to assess the general character of the Site and the existing building. The visit was also used to assess the heritage interest and sensitivity of heritage assets within the study area. The wider conservation area was visited to establish its special historic and architectural character, including key views.

Assumptions and Limitations

2.3.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. Archival material relating to the Site and study area was not consulted in person at the Barnsley Archives. A review of the online catalogue did not identify any sources which could not be obtained from other online sources.

2.3.6 Due to the location of nearby designated heritage assets in private properties, no access was afforded to its immediate grounds. As such, an assessment of the likely impacts upon the significance of the asset due to changes to their setting was taken from adjacent footpaths and roads.

2.4 Assessment of Significance

2.4.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 200).

2.4.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2). The Planning Practice Guidance which accompanies the NPPF provides further detail on how this significance is interpreted:

- **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 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.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723):

- 2.4.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.4.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of 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 (NPPF, Annex 2).
- 2.4.5 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.4.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.

Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (July 2017) an outline assessment of the historic and archaeological baseline was undertaken to identify which of these heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are documented in Section 3.2 of this report.

3.2 Historic Area Assessment

- 3.2.1 The following assessment has been undertaken in accordance with Historic England's Understanding Place – Historic Area Assessments (2017) – Level 1 Outline Assessment.

Outline Assessment

- 3.2.2 The historic core of Penistone is focused upon the marketplace and the Grade I Listed Church of St John (NHLE: 1314709) with a secondary focus of settlement at Penistone Green to the south. During the late nineteenth and early twentieth centuries the settlement expanded southwards along the course of High Street with Unwin Street and Ward Street established as residential side streets by the publication of the 1903 Ordnance Survey (OS) map.
- 3.2.3 The character of the High Street in the vicinity of the Site is broadly residential and predominately dates to the late nineteenth or early twentieth century. The built form is predominately fine grained and comprises terraced housing of differing lengths. The building height is generally of two- to two-and-a-half storeys with the exception of 104 and 106 High Street (NHLE: 1191801) which is an exception in date, being early nineteenth century, design and height.
- 3.2.4 The townscape has a consistent use of building materials and palette which provide a sense of place. Buildings are predominately of local stone with slate roofs and are set back from the road. Where present, front yards are defined by low, stone, boundary walls. Views through the townscape are defined by the sinuous course of High Street and channelled by the development on both sides of the road.

The Site

- 3.2.5 The Site comprises a single-storey commercial building which is first depicted on the 1929 OS map and has been subsequently extensively altered. The building is constructed of brick and stands in

contrast to the surrounding townscape due to its design, scale, and materials.

3.3 Summary of Potential Heritage Constraints

3.3.1 The Site is located within the Penistone Conservation Area and therefore the proposed development of the Site has the potential to affect the character and appearance of the Conservation Area. Similarly, the Site is located adjacent to the Grade II Listed 104 and 106, High Street (NHLE: 1191801) and therefore the proposed development of the Site has the potential to affect the setting of the Listed Building. Consequently both the Conservation Area and the Listed Building are considered in further detail in Section 4 below.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above.
- 4.1.2 In accordance with Step 2 of Historic England's Good Practice Advice Note 3 (July 2017) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Penistone Conservation Area

- 4.2.1 The Penistone Conservation Area is located within the historic core of Penistone and encompasses the medieval focus of settlement around the marketplace and church, late nineteenth century development along High Street, and the formerly separate Penistone Green at the southern end of the designated area. The Conservation Area is considered to be of high heritage significance as a result of its architectural, historic and archaeological interests.
- 4.2.2 The historic interest of the High Street area within the Conservation Area is derived from its development during the late nineteenth and early twentieth centuries. The course of the High Street linked the two historic foci of settlement at Penistone to the north and Penistone Green in the south. Historic mapping demonstrates that during the course of the second half of the nineteenth century development began to extent southwards until by the early twentieth century the High Street had been fully developed with additional residential side streets added.
- 4.2.3 The architectural interest of the High Street area is principally derived from the consistent architectural style, use of materials, and palette which make up the majority of the buildings within this portion of the Conservation Area. This consistency in character and appearance, which is typically late nineteenth century in style, makes a significant contribution to overall heritage significance of the Conservation Area.
- 4.2.4 The character of the High Street is typically residential with the principal building material comprising local stone with stone slate roofs (Plate 2). The building height is typically two or two-and-a-half storeys in height. The grain of the townscape is typically fine with rows of terraced houses slightly set back from the roadside. Views through this portion of the Conservation Area are channelled by development on either side of High Street and develop due to the curving course of the road.

- 4.2.5 The Site is located wholly within the Conservation Area and comprises a single-storey commercial building constructed in brick. The building is likely to be a 1920s infill development and has been subsequently altered during the course of the twentieth century. The building does not conform to the established character of the area and is not considered to be of any architectural merit in its own right. Consequently, the Site is considered to make a neutral contribution to the heritage significance of the Penistone Conservation Area.



Plate 2: View along High Street from the north

4.3 104 and 106 High Street

- 4.3.1 The Grade II Listed 104 and 106 High Street (NHLE: 1191801) comprises a pair of three-storey cottages constructed in the early nineteenth century (Plate 3). They are constructed from coursed, squared stone with stone slate roofs. Each cottage has an entrance to the right with a quoined surround and deep lintel and a three-light flat-faced mullion window. Each has a similar four-light window to first and second floors.
- 4.3.2 The heritage significance of the building is principally derived from its historic and architectural interests. The cottages predate the majority of the buildings that surround them and stand in architectural contrast to the later terraced housing present along High Street. The building is a good example of an early nineteenth century pair of cottages and is typical of the local vernacular in style and materials. The building is a good survival which demonstrates the former rural character of the area within which it would have been built.

- 4.3.3 The setting of 104 and 106 High Street is defined by its position within the High Street. The built-up character of the area means that views towards the building are relatively restricted to short-range views that predominately encompass the principal elevation to the High Street. These views do allow an appreciation of the heritage interests of the building (Plate 4). The contrast between the architectural style of the early nineteenth century building to the predominately late nineteenth century style of the surrounding townscape, whilst maintaining a consistent use of local materials, is considered to make a positive contribution to an appreciation of the overall heritage significance of the Listed Building.
- 4.3.4 The Site is located to the immediate north of the Listed Building. The building within the Site is constructed of brick and stands in contrast to the materials and style of both the Listed Building and its immediate surroundings. In appearance the Site appears to date to the second half of the twentieth century, despite its 1920s origins, and it is considered to make a neutral contribution to the setting of 104 and 106 High Street.



Plate 3: Grade II Listed 104 and 106 High Street



Plate 4: View towards 104 and 106 High Street from the south east

5. Statement of Impact

5.1 Introduction

- 5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

- 5.1.2 The proposed development comprises the demolition of the existing building on Site and the construction of a single, detached residential building. The proposals indicate that the building will be two-and-a-half storeys in height and constructed in coursed stone. The openings will have stone lintels and cills and the roof will be of blue slate. The position of the building will be set back from the current position of the extant building in order to provide parking.

5.2 Assessment of proposal

- 5.2.1 The proposed development will result in the demolition of the existing building within the Site. The building was originally constructed in the 1920s but has been significantly altered during the course of the twentieth century. The building is considered to be of no heritage significance and its demolition will not adversely affect the character and appearance of the Penistone Conservation Area.
- 5.2.2 The proposed development has sought to take inspiration from the established townscape within the Penistone Conservation Area to ensure that the new building will sit harmoniously within its surroundings. The height of the building is considered to be appropriate as the predominate height of the surrounding built form is two-and-a-half storeys. The position of the building within the Site will ensure that the established building line is maintained and will continue to allow oblique views towards the adjacent Listed Building.
- 5.2.3 The chosen materials are in keeping with the character and appearance of the Conservation Area. The use of stone is ubiquitous within this portion of the Conservation Area and the proposed building will therefore contribute to ensuring that the sense of place is maintained. Through design, the building will seek to not compete against the adjacent Listed Building and in views towards the designated heritage asset will not distract or detract from an appreciation of the heritage significance of the building.

5.3 Impact upon the identified Heritage Assets

- 5.3.1 It is considered that the proposed development will result in no harm to the heritage significance of the Penistone Conservation Area and the Grade II Listed 104 and 106 High Street (NHLE: 1191801). The proposed development will result in the removal of a building which currently makes

a neutral contribution to the character and appearance of the Penistone Conservation Area and will replace it with a new building which in design and materials is more in keeping with the established townscape. It is therefore considered that the proposed development will enhance the character and appearance of the Penistone Conservation Area.

- 5.3.2 The proposed development has sought to avoid impacts to the Grade II Listed 104 and 106 High Street. The positioning of the proposed building will ensure that views encompassing the Listed Building will be maintained and, through design, the new building will not distract or detract from these views.

6. Conclusions

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 The Site is located within the Penistone Conservation Area and in close proximity to the Grade II Listed 104 and 106 High Street (NHLE: 1191801). The current building within the Site is currently considered to make a neutral contribution to both the character and appearance of the Conservation Area and the setting of the Listed Building.
- 6.1.3 It is anticipated that the proposed development will result in no harm to the heritage significance of both the Penistone Conservation Area and 104 and 106 High Street. The design has sought to take inspiration from the established townscape in position, scale, design, and materials to ensure that the new building will sit harmoniously within the surrounding townscape. It is therefore considered that the proposed development will enhance the character and appearance of the Penistone Conservation Area and maintain the contribution that views make to an appreciation of the heritage significance of the Listed Building.
- 6.1.4 It is considered that the proposed development therefore accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Policies HE1 and HE3 of the *Barnsley Metropolitan Borough Council Local Plan*.

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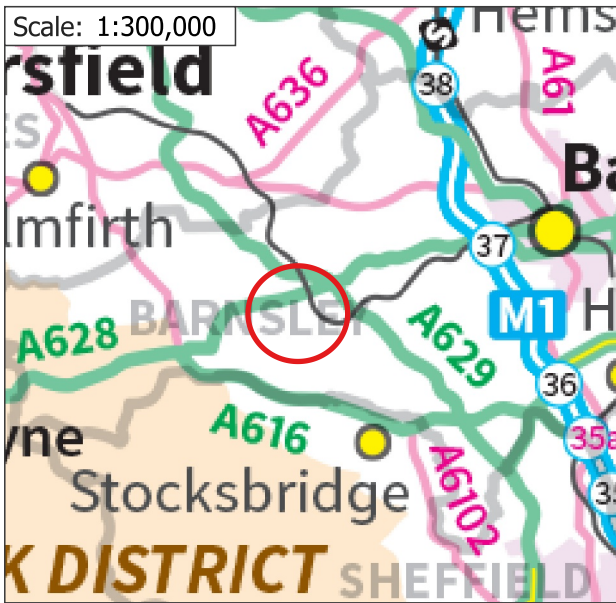
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Figures

Scale: 1:300,000



Key

- Site
- Grade II Listed Building
- Penistone Conservation Area



Mr. R. Ackroyd
98-100 High Street, Penistone, South
Yorkshire - Heritage Statement

Figure 1
Site Location and Designated Heritage
Assets

A	13.09.24	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SE 24530 02892	

