

HERITAGE STATEMENT
WOOD NOOK FARMHOUSE 2022/0039 INVALID

1. Introduction

Wood Nook Farm is currently the subject of a planning application for part conversion of a barn to residential use (2022/0039 Invalid) in proximity to a listed farmhouse (list entry number 1151063). The barn overall is currently partly operating as dog kennels approved under 2018/0602, located in the western arm of the 'L' shaped barn structure.

The group of buildings servicing the farm is located in a well tree screened site, accessed off Stainborough Lane via an existing access route and not visible from Stainborough Lane.

The current proposal is to provide a small private dwelling for a senior family member, who is recently widowed, close to the family home in the listed farmhouse.

The farm buildings are traditional farm structures and also large new barn structures close to the older buildings to the west. Only the farmhouse is listed in the group.

2. Listed Buildings

Attached is the official list entry for the Grade II farmhouse building.

3. Proposal

The application for the dog kennels (2018/0602) did not require listed building consent or heritage statement although forming a larger area of the common courtyard area. The western arm of the barn does not directly face the listed house but is only a few metres from the house. The barn area facing the house is 20 metres across the farmyard. The barn building has no particular architectural or historic value but is traditional in stone with agricultural sheeting as the roof covering.

4. Effect on the listed structure

There is no implication for the listed building as an existing structure as it is physically unaltered.

The part barn to be converted is largely unchanged but for removal of small areas of unrelated brickwork infill/repairs and to be repaired in natural stone to match. An unsafe derelict stone employees outside toilet is to be replaced by a simple lean-to store building in stone. All existing openings remain but are simplified to reflect the new use. Roof covering will be upgraded with tiles replacing the agricultural sheeting throughout. Tiles will be good quality artificial slate or grey concrete tiles which will visually be an improvement.

5. Conclusion

The minor changes to the barn building will not adversely affect the listed building or its curtilage or outlook.

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