BARNSLEY
Metropolitan Borough Council

Place Directorate
Economic Regeneration
Planning and Building Control
Head of Service: Joe Jenkinson

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My Ref:
Your Ref:
Date:
Enquiries to: Laura Bennett
Direct Dial: 01226 775721
E-Mail: developmentmanagement@barnsley.gov.uk

Dear Sir / Madam,

APPLICATION NO:	2017/0268/INVALID
DESCRIPTION:	Replacement of existing garage with detached garage/store/workshop building (Listed Building Consent)
LOCATION:	Ecklands Cottage, Liley Lane, Ecklands, Barnsley, S36 9NG

Thank you for your planning application in respect of the above. Unfortunately, your application is invalid and cannot be processed because:-

Heritage Statement Required.

Please attach these documents to an email and send to developmentmanagement@barnsley.gov.uk or post to the address below as soon as possible to enable us to process your application. Please remember to quote the planning application number. If you require assistance or have any queries please telephone the Planning officer named above.

If the application is invalid due to non-payment of a fee, again please contact us via email at developmentmanagement@barnsley.gov.uk or telephone the Planning officer named above to confirm you have made the payment. Please remember to quote the planning application number. If you have paid via card, please also quote your payment reference number.

Yours faithfully

JM Jenkinson

Joe Jenkinson
Head of Planning & Building Control

Heritage Statement.

Ecklands Cottage, Lily Lane, Millhouse Green, Penistone. S36 9NG.

From information obtained from English Heritage, Ecklands Cottage is a Grade 2 Listed Building, first listed in April 1988.
The cottage was built during the 17th. Century, in stone with a stone slate roof.
The Applicant, with permission has removed the cement render and the Ivy from the elevations and has re-pointed the existing stone.
The cottage is two storey with stone quoins, there is a central doorway in a plain surround. There are double chamfered windows to each side where a mullion has possibly been removed, and a hood mould with a decorative stop to the left, this has been cut off over the door and to the right. There are three two light windows to the first floor.
All pvc window frames have now been replaced with timber in a simple casement design.
There is a 20th. Century extension to the right where the flat roof has been replaced with stone slate roof with chamfered stone heads and surrounds fitted to the openings.
Enquiries were also made to Barnsley Archives for any historic maps or information.
The maps obtained show the settlement of Ecklands is mostly unchanged, most properties around Ecklands Cottage have been renovated and the stone barns converted to dwellings.
The Applicant has permission to convert and extend the barn at Eckland Little Farm, which when completed will be built entirely from stone with a stone slate roof.
Garaging for Eckland Cottage is adjacent to the barn, it has a pebble-dash finish with corrugated sheeting to the roof and was built probably in the late 1970's.
The Applicant requests permission to replace this garage with a stone building with stone slate roof.
It is intended that the building will serve both the cottage and the barn conversion, and include a garden store and a workshop.
A covered walkway with stone arches is proposed along the front.
It is considered that the replacement building will be much more in keeping with the surrounding buildings, and a more appropriate building within the curtilage of the listed cottage and barn.
The Applicant also requests a revised vehicle and pedestrian access from Lily Lane.
Lily Lane is a relatively narrow it is proposed to widen the new access for ease of turning into the property with security gates set back from the road
The front stone boundary wall will be replaced and set back to allow for visibility splays, and the entrance will be paved with stone setts.

Design and Access Statement.

Introduction.
This is a Listed Building Application for replacement garages and a revised vehicle and pedestrian access to serve Ecklands Cottage and the Barn Conversion at Ecklands Little Farm, Liley Lane, Millhouse Green, Penistone. S36 9NG.

Existing Building
The existing garages have a pebble-dash finish with corrugated sheeting to the roof, they were probably built in the late 1970's

Proposal.
The proposal is to replace the existing garages which will also accommodate a garden store and a workshop.

Design and Materials.
The garage block will be built in reclaimed stone to match the cottage and barn, with a stone slate roof.
A covered walkway with stone arches is proposed along the front.

Access.
It is proposed to revise the access approved with the barn conversion leading to the existing garages.
As Liley Lane is relatively narrow, it is proposed to widen the new access for ease of turning into the property, with security gates set back from the road.

Planning.
The proposed replacement stone built garages will be more aesthetically pleasing and a more appropriate building within the curtilage of the listed cottage and barn.
The Applicant is now living in the cottage while he converts the barn.
He is keeping ownership of both the cottage and barn and intends the proposed garage block will serve both properties.