

Applicant: Mrs I Wainwright

Description: Replacement garage doors (Listed Building Consent) & Replacement of garage doors

Site Address: The Granary, 3 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD

Site Location and Description

The application relates to the corner plot of a converted farmhouse complex, which has now been divided into several dwellings. The farmhouse in question is called Fieldhead Farmhouse, a grade II-listed building first listed in 1982. It lies at the north side of Elmhirst Lane in what used to be Field head farm, immediately adjacent to Silkstone golf club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Access is gained to the largely secluded set of properties firstly by Elmhirst lane, which runs parallel to the border of the golf course leading to a car park for the club house. Access to the properties themselves is then gained via this car park.



Site History

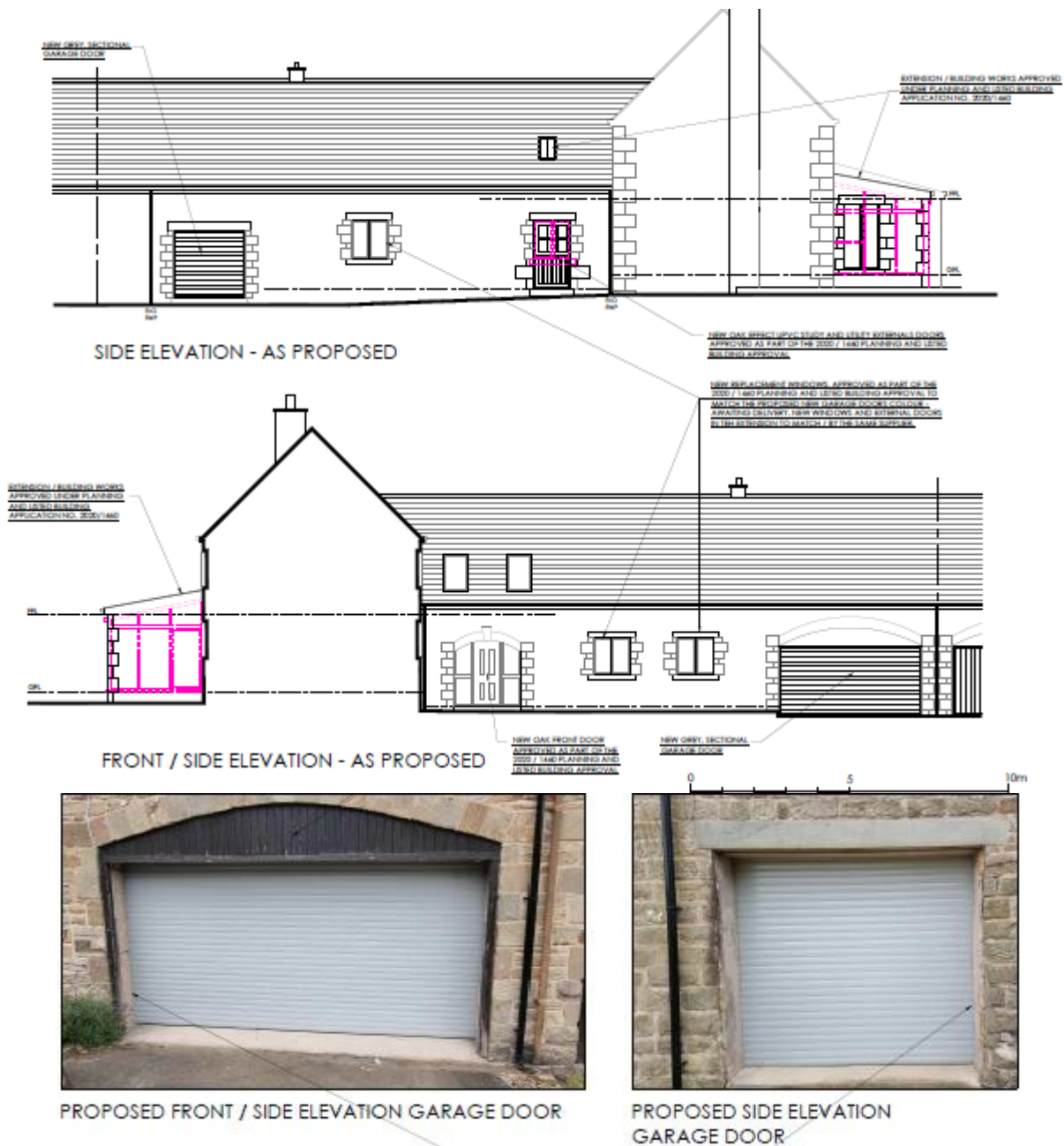
2020/1455 & 1460 - Removal of existing conservatory and erection of single storey extension to rear of dwelling - Approve

2021/1075 & 2021/1258 - Erection of 1.8m high timber horizontal slat fence (Retrospective) – Refused for the following reason;

In the opinion of the Local Planning Authority the boundary fence erodes the historic and aesthetic value of the listed building (3 Fieldhead Manor) through its visual intrusion within the setting of the heritage asset's immediate curtilage contrary to LP Policies HE1 - The Historic Environment and HE3 - Development Affecting Historic Buildings as well as LP Policies D1 - High Quality Design and Placemaking and GB2 - Replacement, extension and alteration of existing buildings in the Green Belt.

Proposed development

The applicant seeks retrospective permission and Listed Building Consent for the replacement of a single and double garage door on the Northern and Southern elevations. The doors are roller shutters and proposed to be painted in a grey colour. The timber above the double garage door is also to be replaced.



Policy Context

Local Plan Allocation – Green Belt

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

Local Plan Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt states that the extension or alteration of a building are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building; and provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

Local Plan Policy HE1 – The Historic Environment states that development which affects the historic environment and Barnsley’s heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Local Plan Policy HE3 – Developments affecting Historic Buildings states that proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building’s significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Supplementary Planning Document (SPD) - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of semi-detached dwellings should not exceed 4m in projection, and the eaves should not exceed 2.5m where the extension would project beyond 3m.

The National Planning Policy Framework (NPPF) Section 16 – Conserving and Enhancing the Historic Environment, states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected; the level of detail should be proportionate to the assets’ importance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Substantial harm to or loss of a Grade II listed building should be exceptional.

Paragraph 197 goes on to state that, in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss

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

Consultations

Conservation Officer – objects and recommends refusal

Ward Councillors – No comments

Representations

The application has been advertised by way of neighbour letters and a site notice. 2no. letters of objection have been received. The main points of concern are;

- Work already carried out
- Not in character with neighbouring properties
- No details of power to the doors
- Noise and disturbance from workmen on site
- Inaccuracies in the application

Assessment

Principle of development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

The property is located within the Green Belt where the alterations to existing buildings and their curtilage are acceptable provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Likewise, development affecting designated heritage assets, such as 3 Fieldhead Manor, is acceptable where such development conserves the significance of the asset and makes a positive contribution to its preservation.

As set out in detail below, the proposed development is not considered acceptable in heritage or visual amenity terms and the principle of development, by consequence, is not hereby provided.

Visual Amenity/Impact on Heritage Assets

The conservation officer has provided the following comments in respect of the garage doors;

This is a difficult matter being retrospective and potentially likely to prove contentious for other neighbours at Fieldhead Manor. I am also aware several other works have been part implemented without permission including extensive fencing.

Whilst it is conceivable this was believed not to need permission (the fence) I would suggest alterations (including garage doors) to the main fabric of the historic building are clearly matters needing listed building consent. Essentially, I think the design is less than ideal in terms of arrangement, materials, and decoration and in particular creates a visual mismatch between that of the application property garage and the one immediately adjacent.

As a result, this harms the character and appearance of what was one building (in terms of the historic arrangement) but also harms the setting of other listed buildings in the vicinity. I concede that the listed building to the east (listed under NHLE 1314725) has undergone much alteration including the imposition of modern garage doors. However, I would not see this as an acceptable precedent today. The template for those alterations in the eastern barn were established in the 1980's and I would suggest the conversion was implemented with a lack of sympathy that would be unlikely to be approved today. Moreover, the garage alteration in this application creates a

strong visual disconnect with that of the immediately adjacent and attached garage opening and is strongly discordant from the vernacular.

Regarding the setting impacts I would also say these are tangible and harmful to the setting of the other listed properties including numbers 2, 4 and 5 (Fieldhead Farmhouse which is separately listed under NHLE 1151773). Consequently, I am afraid I don't support this proposal.

In light of the above consultation response it is clear that the garage doors, which have been installed without planning permission or listed building consent, are contrary to the prevailing character and aesthetic vernacular of the listed building and consequently harms its setting.

The design of the garage doors are modern in appearance and strongly at odds with the clearly historic appearance of the dwellinghouse/barn it is connected to. No consultation was undertaken with the LPA prior to installation of the garage doors and the applicant, given the recent planning decisions 2020/1455 and 1460, was aware of the loss of the permitted development rights on their property. By consequence the garage doors are considered contrary to LP Policies HE1 – The Historic Environment and HE3 – Development Affecting Historic Buildings as well as LP Policies D1 – High Quality Design and Placemaking and GB2 – Replacement, extension and alteration of existing buildings in the Green Belt which accord with the requirements of national policy as set out within the NPPF.

Conclusions

The design of the garage doors are modern in appearance and strongly at odds with the clearly historic appearance of the dwellinghouse/barn it is connected to. By consequence the garage doors are considered contrary to LP Policies HE1 – The Historic Environment and HE3 – Development Affecting Historic Buildings as well as LP Policies D1 – High Quality Design and Placemaking and GB2 – Replacement, extension and alteration of existing buildings in the Green Belt which accord with the requirements of national policy as set out within the NPPF. As such, the works are refused planning permission and listed building consent and enforcement action shall be taken by the Local Planning Authority which will seek to replace the garage doors with a more sympathetic design.

Recommendation:

Refuse