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STATEMENT OF SIGNIFICANCE

**ERECTION OF TWO STOREY AND
SINGLE STOREY REAR EXTENSION
TO DWELLING**

**DIAL HOUSE, CHAPEL LANE,
BILLINGLEY, BARNSLEY, S72 0HZ**

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1.0 INTRODUCTION

This statement is provided in respect of the significance of Poplar Farmhouse, a Grade II Listed building. Planning permission is sought on the adjacent subject property, Dial House, for the construction of a two storey and single storey extension to the rear of the property, following the demolition of the existing conservatory.

The purpose of this document is to provide a statement in relation to the potential impact of the proposed development on the Listed Building. The statement provides objective opinions on the visual aspects of the site, the proposal and setting.

The report is produced in the context of the National Planning Policy Framework which states:-

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” (TPC underlining)

Para 129 of the NPPF states:-

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage

asset, to avoid or minimise conflict between the heritage assets, conservation and any aspect of the proposal.”

This report is also produced in the context of Planning Practice Guidance ‘Conserving and Enhancing the Historic Environment’.

The advice states:-

“Conservation is an active process of maintenance and managing change”.

Consideration has also been given to the relevant LDF Core Strategy. Policy CSP30 ‘The Historic Environment’ sets out:-

“WE WILL POSITIVELY ENCOURAGE THE MANAGEMENT, CONSERVATION AND ENJOYMENT OF BARNSLEY’S HISTORIC ENVIRONMENT AND MAKE THE MOST OF HERITAGE ASSETS WHICH DEFINE BARNSLEY’S LOCAL DISTINCTIVENESS.

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 LISTED BUILDINGS (INCLUDING ANY LOCALLY LISTED BUILDINGS)...

AND OTHER HISTORIC LANDSCAPES INCLUDING KEY VIEWS FROM AND WITHIN THESE LANDSCAPES.”

This report, therefore, considers the impact of the proposal on the Listed building.

It is considered that the proposed subject development, which involves the construction of an extension to an adjacent property, will not have a detrimental impact on the Listed Building for the reasons that will be set out in this statement.

2.0 STATUS OF PROPERTY

The following are the details of the Listed property, Poplar Farmhouse, which was Listed on the 18th April 1985:

“Farmhouse. Mid C18. Deeply-coursed, squared sandstone, stone slate roof renewed in C20 tiles at rear. Renewed brick stacks. 2 storeys, 3 windows to 1st floor. Large quoins. Central part-glazed door in square-faced surround all within C20 glazed porch. Flanking 3-light square-faced mullion windows with projecting sills and renewed wood casements with glazing bars. Band to 1st floor with similar 3-light windows above flanking central 2-light window. Gable copings and brick end stacks. Rear: flat-roofed extensions not of special interest.”

The property, therefore, by reference to the NPPF constitutes a Statutory Heritage Asset.

3.0 ASSESSMENT

The subject Listed Building is a former farmhouse which constitutes a two storey dwelling located within well defined boundaries. It fronts on to Chapel Lane within well defined gardens. The property is set within and adjacent to other properties. It does not form an isolated dwelling and is located towards the centre of the village.

Dial House which is accessed from Chapel Lane sits to the east of the Listed Building and it is understood that it constituted a former barn associated with Home Farm further to the east. Notwithstanding its historical use, the character of the property is, however, wholly domestic.

The subject part of the building proposed for the extension is the west elevation (rear of the property) which faces towards the gable of the Listed property.

Between the two properties are longstanding substantial stone boundary walls and mature vegetation, and it is clear that the building did not historically and does not form part of the curtilage of the Listed property.

Currently, the application property has a large scale single storey 'Victoriana' type conservatory attached to the rear of the property. From an examination of the planning history of the site, it appears there is no record of permission being granted for this. Nevertheless, the conservatory is long standing and would be lawful by the passage of time. The design and nature of the conservatory form a discordant feature on the subject property.

The subject proposal seeks a part two storey/part single storey extension. In terms of the design of the extension, the two storey

element will be located centrally on the rear elevation but will appear subordinate to the host dwelling in terms of form, scale and roofline and will be constructed in materials to match the existing (walls and roof materials). It was noted that a number of velux roof lights are proposed on the dwelling and these will be conservation type. There is a further single storey element to the proposal, which is small in scale with a traditional lean-to roof.

It is considered that there is benefit in terms of the character of the property in removing the 'Victoriana' conservatory, which is out of place and forms a discordant addition. Owing to the juxtaposition of the subject property and the Listed Building, it is considered that it will not give rise to harm – it does not form a prominent feature; is unobtrusive in its setting and context; and the addition of extension will not result in the subject property dominating, harming or competing with the Listed Building.

4.0 SUMMARY

It is considered that the development of the subject site in the manner proposed is sensitive to the site, its setting and juxtaposition with the Listed Building. It is considered that the proposal is not out of scale and, owing to the juxtaposition of the two properties (facing the blank gable of the Listed property), it will not give rise to issues of harm. .

It can reasonably be concluded that in the context of the analysis of the Listed Building and proposed extension, this proposal will not give rise to issues of harm.