

2021/0957

Mr Michael Quirke

Repairs to roof including replacement of rafters, piling and slates and installation of two conservation style velux windows (Retrospective) (Listed Building Consent)

Cat Hill Hall Mews, Cat Hill Lane, Hoylandswaine, Sheffield, S36 7JB

Background

B/88/0065/PU Conversion of outbuilding to form extension to dwelling – Approved with conditions

B/88/0066/PU/LB Conversion of outbuilding to form extension to dwelling (LBC) – Approved with conditions

Description

The property is a Grade II Listed stone built dwelling which was listed in 1965. The property has been extended by the conversion of an attached outbuilding to form an extension to the dwelling by the above Planning Approval and Listed Building Consent. The property is set off Cat Hill Lane, Hoylandswaine. The works to the roof have been completed.



Listing description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1315074

Date first listed: 23-Jun-1965

Date of most recent amendment: 27-Jul-1992

BARN APPROXIMATELY 10 METRES NORTH EAST OF CAT HILL FARMHOUSE, CAT HILL LANE

SE 20 NW PENISTONE CAT HILL LANE (west side) 1/14 Barn approx. 10 metres north east of Cat Hill Farmhouse

(Formerly listed as Barn approx. 10 metres 23rd June 1965 south of Cat Hill Farmhouse

GV II

Barn. Mid C18. Coursed, squared rubble. Stone slate roof. Quoins. Central cart entry with oak lintel. Wide entrance to left with quoined surround. Inserted door to right. Rear: opposing doorway with quoined surround. Other openings are later. Small vent in each gable apex. Single-storey addition to left not included in the item. Interior: principal rafter trusses with large-scantling tie-beams.

Proposed Development

This Listed Building Consent application is retrospective and includes the repairs to the roof including replacement of rafters, piling and slates and installation of two conservation style velux windows.

The applicant has provided the following justification in support of the application:-

'My husband and I purchased CatHill Hall Mews at the end of April this year 2021 and we are submitting this statement in accordance with the necessary requirements in support of a listed building consent. We are both mindful of the period nature of this property, originally a barn and we are appreciative of the way it was built all those years ago. CatHill Hall Mews is positioned in a idyllic setting and our aim is to keep the building as original as possible wherever it is safe to do so and in sympathy with neighbouring properties. The building is a listed building under NHL reference 1315074 and as such we understand this recognises it's national heritage importance. Currently the building is in need of urgent roof works and other cosmetic works to the interior to make the building both safe and fit for purpose as our home.

The roof in particular is in an extremely poor state with numerous principal rafters and roof timbers showing signs of extensive furniture beetle infestation (woodworm). Some of these timbers have been reduced in circumference by over a half with the remaining timber being substantially honeycombed. We have been advised that due to the weight of the roof covering this is simply not safe and requires supplementary timbers and replacement. The main structural frame including the trusses, wall plates and principal purlins are in good order and these have been treated to halt further deterioration. Generally the building has had much (historic but modern times) modernisation and modern fabric is clear to see throughout the property including breeze wall block sections, replacement artificial roof tiles and gypsum plaster throughout. Internal changes we wish to make are cosmetic in nature and involve modern items such as bathroom and kitchen fitting with no change to the organisation or layout of the building. The main area of change is within the roof where new structural timber is required to make the roof structurally sound and watertight.

We have already implemented some of these works due to serious concerns over safety and BMBC Senior Conservation Officer Tony Wiles visited site to view the works and discuss our plans. Overall he was supportive of the works and understood the need having viewed the building and the roof timbers. In summary we feel the works were urgently required but understand the need to make an application for listed building consent which is part retrospective. Given the roof works we are undertaking we also wish to insert two small

conservation rooflights as can be seen elsewhere at CatHill Hall. We feel that this a reasonable request and overall we believe the works will not harm the historic character of the building. Please find enclosed some photographs of infested and disintegrated timbers'

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE3 – Developments Affecting Historic Buildings – 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.

GB2 – Replacement, extension and alteration of existing buildings within the Green Belt – Provided that the development will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt, we will allow extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Penistone Town Council – No comments

Conservation – No objections raised

Representations

A site notice, press notice and letters have been sent to the neighbouring properties. No comments have been received as a result.

Assessment

Principle of development

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.

Impact on Listed Building

The Conservation Officer has been consulted and has no objections to the proposal put forward.

The Conservation Officer states: 'This application was the result of a site visit I made to the property in question on the 15th of June 2021 and subsequent discussions with the owner. The building is listed at grade II for what I believe most likely relates to the group value and curtilage relationship with the adjacent grade II* Cat Hill Hall Farmhouse. The building has undergone a substantial amount of historic (but modern) alteration, and this was immediately apparent during the site visit. Within the property it is clear modern fabric is widespread with modern gypsum studding, extensive rebuilding, and breeze block all in evidence. My belief is these works were part of the alterations approved under ref's B/99/0065/PU, B/99/0066/PU/LB, and possibly B/88/0878/PU and B/88/0880/LB.

This new proposal focuses on essential repairs to the roof structure following the desire of new owners to repair the roof. Inspection revealed that the core structural frame and main bearers in the roof (purlins, wall plate and some principal rafters etc) were in a fair condition. However, it was also clear roof works must have taken place following the 88 permissions as modern fabric was visible within and on the roof. Unfortunately, many of the principal and secondary rafters had been extensively damaged by Furniture Beetle infestation. Frass and wood fragments were widespread with obvious signs of active boring. Many of the timbers were substantially damaged resulting in a much-reduced circumference. Several of the timbers showed signs of decay plus infestation, the net result of this being a likelihood that the roof would not safely carry the weight of the roof. When I visited site some of the works had taken place and I advised that the works needed an application for consent. As a result, the owners entered discussion as to whether replacement would be allowed plus the addition of some rooflights. I accepted that unfortunately the works were required due to the extent of the damage and that conservation rooflights (as proposed) would be acceptable. At the time I noted that the use of treated softwood to supplement the roof was far from ideal. However, on balance I accept that much original fabric was already severely damaged and the removal of this new fabric (the application is retrospective) could introduce further harm.

Overall, the situation is not ideal as retrospective applications for works to listed buildings miss critical opportunities to properly assess and guide repair works. However, I do accept that overall the works were necessary (from a safety perspective), that modern interventions had already impacted on the significance and as a result I raise no further objections.'

The proposed works are on balance acceptable and are considered to be essential repairs to the Listed Building. In addition the inclusion of the rooflights would not harm and would preserve the character of the Listed Building in accordance with policy HE3 of the Local Plan.

Recommendation

Approve