
2026/0526

Mr & Mrs Pearson

Far West Thorpe Farm, Halifax Road, Penistone, S36 7EY

Variation of Condition 8 of Listed Building Consent for repair works to the existing barns (2026/0133)

Site Description

Far Westhorpe Farm is located approximately one mile to north of the town on Penistone, and five miles from the centre of Barnsley to the east. Access is by Well House Lane, which is a single track lane to leading from the south and the junction with Halifax Road. The farm comprises of approximately 18ha of mixed farmland, at the centre of which is the group of buildings which make up the application site.

Planning History

85/0549 - Conversion of outbuildings to form accommodation for elderly relative – Granted

91/1276 - Erection of stone wall - Granted

2026/0132 - Listed Building Consent for Internal works to The Cottage comprising: At ground floor level - removal of existing unstable non-structural internal wall, and reinstatement to structural engineer's requirements. At first floor level - removal of internal brickwork flue - constructed after the chimney - which had become unstable – Granted

2026/0133 - Listed Building Consent for repair works to the existing barns - Granted

Proposed Development

The application seeks to vary condition 8 of listed building consent (2026/0133) which comprises of the following works:

- Carefully remove the area of bulging wall in Barn #7 and rebuild using the salvaged stone externally with a new footing if required.
- Carry out local underpinning to the jamb of the main door opening.
- Repair and strengthen internal wall within Barn #7
- Carefully remove the external walls of Barn #8 and rebuild using the salvaged stone externally with a new footing if required
- Carry out a local repair to the head of the archway in the intermediate wall in Barn #8
- Carry out a specialist inspection of roof timbers for beetle and fungal attack and carry out check calculations. Replace timbers as required for structural safety.
- For both barns, carefully remove corrugated cementitious roofing sheet and provide new roof covering of natural slate, on softwood battens on permeable underlay supported by the new carcassing, retaining as much of the timber primary structure as possible.

Condition 8 states:

The roof shall be covered with natural sandstone roofing slates laid in diminishing courses with ridge tiles to match

Reason: In the interests of the historical significance of the building in accordance with Local Plan Policy HE1

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation

The development site is within the Green Belt as identified in the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making***
- ***Policy HE1: The Historic Environment***
- ***Policy HE3: Developments affecting Historic Buildings***
- ***Policy CC2: Sustainable Design and Construction.***

Supplementary Planning Document(s)

- ***Mortar mixes for pointing historic buildings (May 2019)***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 16: Conserving and Enhancing the Historic Environment***

Other Material Consideration(s)

- ***National Planning Practice Guidance (NPPG) (as amended).***

Consultations

Conservation Officer	<i>No objection subject to conditions</i>
----------------------	---

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was placed at the site. The application was also advertised in the Barnsley Chronicle.

One representation has been received from a neighbouring property which raises the following material considerations relating to this proposal:

- Visual appearance / impact on historic buildings

Assessment

The main issues for consideration are as follows:

- The design/heritage impacts

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Design/Heritage Impacts

Policy HE1 of the Local Plan 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. Policy HE3 of the Local Plan 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. They should respect historic precedents of scale, form, massing, architectural detail and the use of materials that contribute to the special interest of the building.

This application relates to the approved scheme for repair works to the listed barns at Far Westhorpe Farm, granted consent under application 2026/0133. The proposed variation has arisen, in part, due to a misunderstanding regarding the approved roofing specification. It had initially been assumed that the approved scheme included the re-roofing of Barns 7 and 8 using stone slates; however, the approved description of development clearly specifies the use of natural slate, namely blue/grey fissile slate.

The barns are currently roofed with modern profiled fibre sheeting, which appears to have replaced the original roof covering during the twentieth century. Whilst it is possible that the buildings were historically roofed in sandstone slates, this has not been conclusively established. In considering proposals for historic agricultural buildings, the use of stone slate is generally encouraged where it can be appropriately justified and delivered. It is also noted that the existing profiled fibre sheeting, which may contain asbestos, is a modern intervention that makes no positive contribution to the significance or special architectural and historic interest of the listed buildings.

The additional load associated with a full sandstone slate roof may risk exceeding the capacity of the primary historic roof structure.

Additionally, there are clear local and regional precedents for earlier sandstone slate roofs being replaced during the Victorian period with Welsh slate. This was a common approach, reflecting matters of economy and cost, the reduced weight of Welsh slate, and its wider availability following the development of the railway network.

On balance, and having regard to the fact that the barns have already lost their original roof covering, it is not considered that the proposed re-roofing in natural blue/grey slate would result in harm to the significance, character or special architectural and historic interest of the listed building. Furthermore, the retention of the existing profiled fibre sheeting, which is a modern and unsympathetic material, would neither be justified nor desirable from a heritage perspective. The proposed natural slate roof would represent a sympathetic and appropriate repair solution, reflecting established conservation practice and providing a clear enhancement over the existing roof covering.

Accordingly, the proposal is considered to preserve the significance of the listed building and remains compliant with the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies HE1 and HE3 of the Local Plan, and paragraph 212 of the NPPF. No objection is therefore raised to the variation of the condition, subject to the conditions set out below.

Representations

One representation has been received raising concerns regarding the proposed roof covering and its potential impact on the historic significance of the listed buildings. These concerns have been considered in the assessment of the application. However, the Conservation Officer has reviewed the proposal and raises no objection, concluding that the amended roofing material would not result in harm to the significance or character of the listed buildings. Given this, the concerns raised are afforded limited weight in the overall planning balance.

Conclusion

On balance, the benefits of the proposal, particularly in terms safety are considered to outweigh any limited harm identified and is generally in accordance with policies HE1 and HE3 of the Local Plan. The application is therefore recommended for approval, subject to conditions.

**Recommendation -
Approve with Conditions**