

Application References:

2024/1005 - Variation of condition 2 of app 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) - External alterations/penetrations to the existing roof and walls to allow the installation of the mechanical systems (Listed Building Consent)

2024/1008 - Variation of condition 2 of app 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) - External alterations/penetrations to the existing roof and walls to allow the installation of the mechanical systems

Site Address: Nether Mill Barn, Barnsley Road, Penistone, Sheffield, S36 9AD

Introduction:

These applications relate to a variation of condition 2 of both applications 2022/0848 (LBC) and 2022/0744. The changes relate to external alterations/penetrations to the existing roof and walls to allow the installation of mechanical systems.

Relevant Site Characteristics

Nether Mill Farm is a historic site located off the A628 Barnsley Road near to centre of Penistone and the junctions with Huddersfield Road and Bridge Street (B6462). The site is currently occupied by a number of listed and unlisted buildings associated with the former Nether Mill and Nether Mill Farm. The application site curtilage comprises an irregular shaped piece of land of approximately 880sqm and the building which is the subject of this application is known as Nether Mill Barn and is set back from Barnsley Road. The building is constructed from local grit stone. The conversion works have commenced on site and are almost complete and the pre-commencement conditions discharged.

The site is located to the north of Penistone town and within a cluster of buildings which have, until recently been used as an agricultural holding. A number of buildings on the Nether Mill Farm site have recently been split with some being marketed / sold individually including a house, farmhouse, traditional stone barns (including Nether Mill Barn) and associated outbuildings. The house, farmhouse, and Nether Mill Barn are all Grade II Listed buildings.

The site is not within a Conservation Area and is outside, but close to the boundary of the Green Belt. The site is considered to be located in a gateway position at the approach to the town of Penistone from the east and occupies an important frontage position to the A628 Barnsley Road. Vehicular access to the site is currently provided by an established junction with Barnsley Road in the south west corner of the site.

Site History

B/84/0765/PU – Conversion of building to farm shop and form vehicular access and parking area - Approved

B/84/0768/PU/LB – Conversion of building to farm shop - Approved

2013/0597 - Residential development of 20 no. dwellings including 13 no. build properties with garages and the conversion/alteration of existing listed and non listed buildings into 7 no. dwellings. Members resolved to approve the application at the Planning Board meeting held 22nd October 2013, subject to the completion of a S106 Agreement requiring the provision of public open space and affordable provision. However no planning permission was subsequently issued as a S106 Agreement was never completed.

2015/1367 (planning permission) & 2015/1427 (listed building consent - Demolition of existing buildings and erection of 11 no detached dwellinghouses, access, landscaping, drainage and associated works – Approved with conditions

2022/0744 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access – Approved with conditions

2022/0848 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved with conditions

2023/0289 - Discharge of condition 6 (archaeology) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent)) - Approved

2023/0302 - Discharge of condition 8 relating to application number 2022/0744 : (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) – Approved

2023/0437 - Discharge of condition 7 (protected species scheme) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved

2023/0439 - Discharge of condition 7 (protected species scheme) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) - Approved

2023/0692 - Discharge of condition 9 (drainage) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) (Listed Building Consent) - Approved

2023/094 - Discharge of condition 9 (drainage) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) - Approved

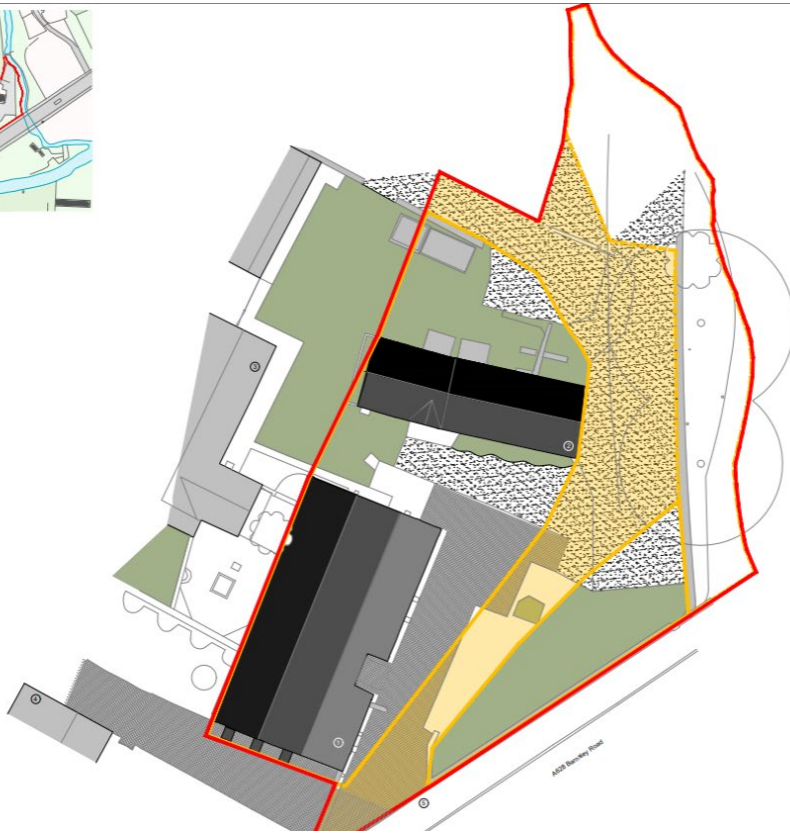
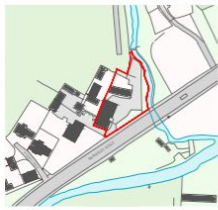
2024/0285 - Variation of condition 2 of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) to allow the taking down and replacing the outer skin of the existing external wall and installation of electrical kiosk – Approved with conditions

2024/0352 - Variation of condition 2 of application 2022/0848 Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) to allow the taking down and replacing the outer skin of the existing external wall and installation of electrical kiosk – Approved with conditions

2024/0881 – Erection of Totem Sign – Approved

Proposed Works

These applications relate to a variation of condition 2 of both applications 2022/0848 (LBC) and 2022/0744. The changes relate to external alterations/penetrations to the existing roof and walls to allow the installation of mechanical systems. Details of the proposals are shown on the plans below.



DO NOT SCALE FROM THIS DRAWING

Notes:
 All dimensions to be checked on site.
 Key Development to be checked on site.
 Existing Footprint to be checked on site.
 Proposed Footprint to be checked on site.
 Proposed Footprint to be checked on site.
 Proposed Footprint to be checked on site.

- Key Features:**
- 1. Existing Footprint
 - 2. Proposed Footprint
 - 3. Proposed Footprint
 - 4. Proposed Footprint
 - 5. Proposed Footprint
 - 6. Proposed Footprint
 - 7. Proposed Footprint
 - 8. Proposed Footprint
 - 9. Proposed Footprint
 - 10. Proposed Footprint

Scale:
 1:100 @ A1
 1:200 @ A3

Project:
 C1096 001 Rev 3

Title:
 EXISTING DRAWING
 SITE PLAN
 INDICATING OWNERSHIP

Scale:
 1:100 @ A1
 1:200 @ A3

Construction:
 DAWSON WILLIAMSO
 ARCHITECT

NORTH



DO NOT SCALE FROM THIS DRAWING

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- Key Features:**
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 - 10. Proposed Footprint

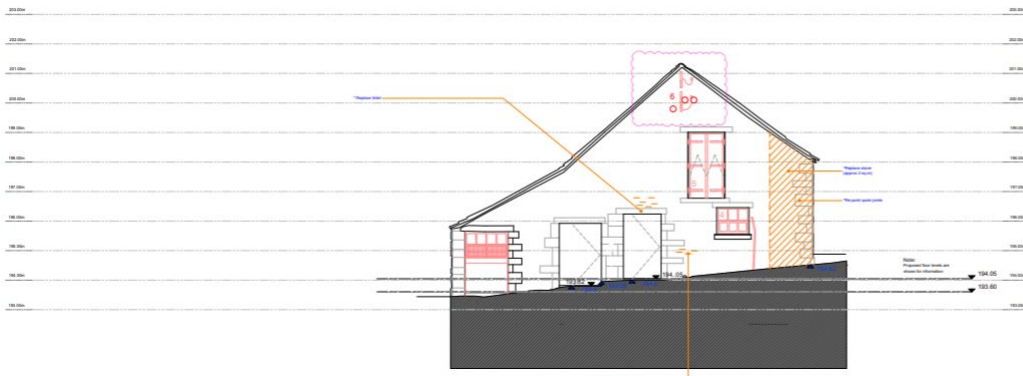
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Project:
 C1096 003 Rev 6

Title:
 DEMOLITION & SCHWETTINGEN
 ELEVATIONS
 SHEET 2 of 2

Scale:
 1:50 @ A1
 1:100 @ A3

Construction:
 DAWSON WILLIAMSO
 ARCHITECT



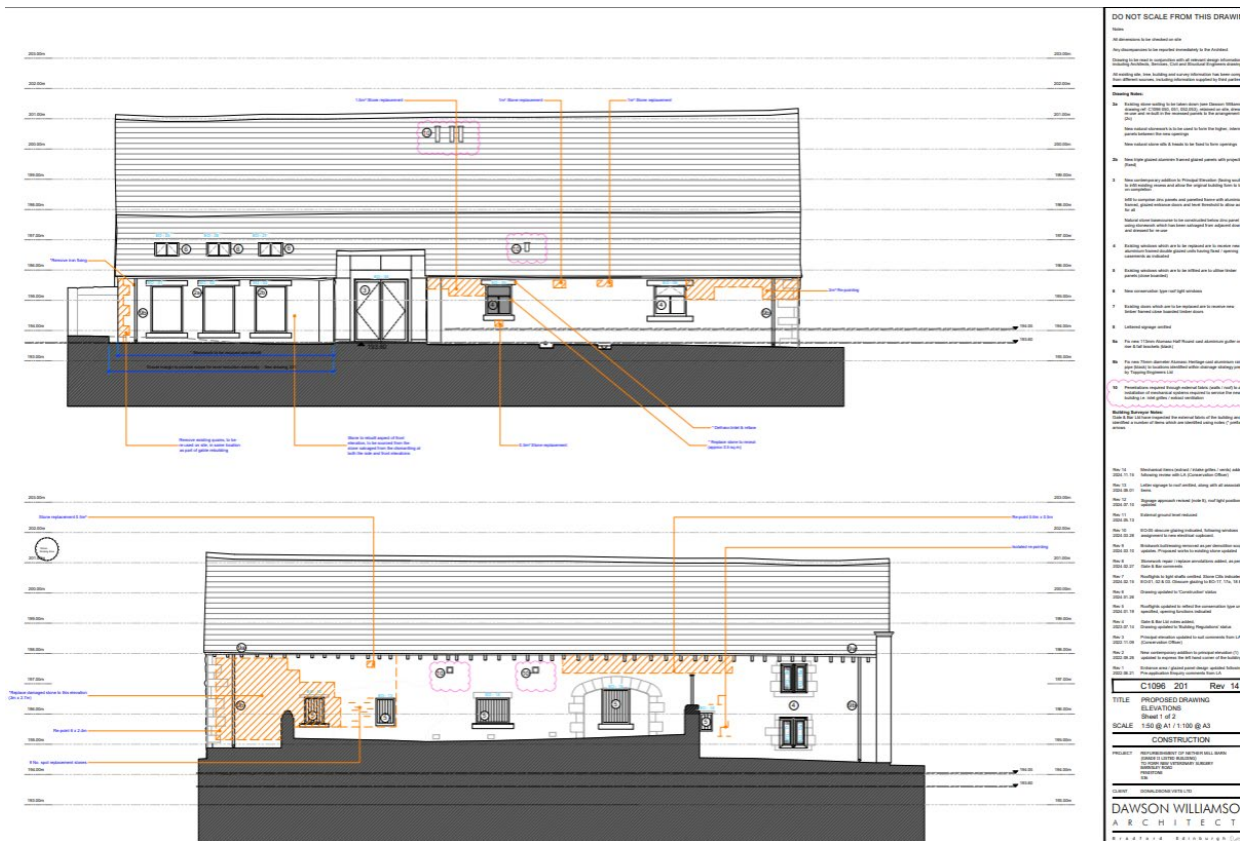
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Project:
 C1096 003 Rev 6

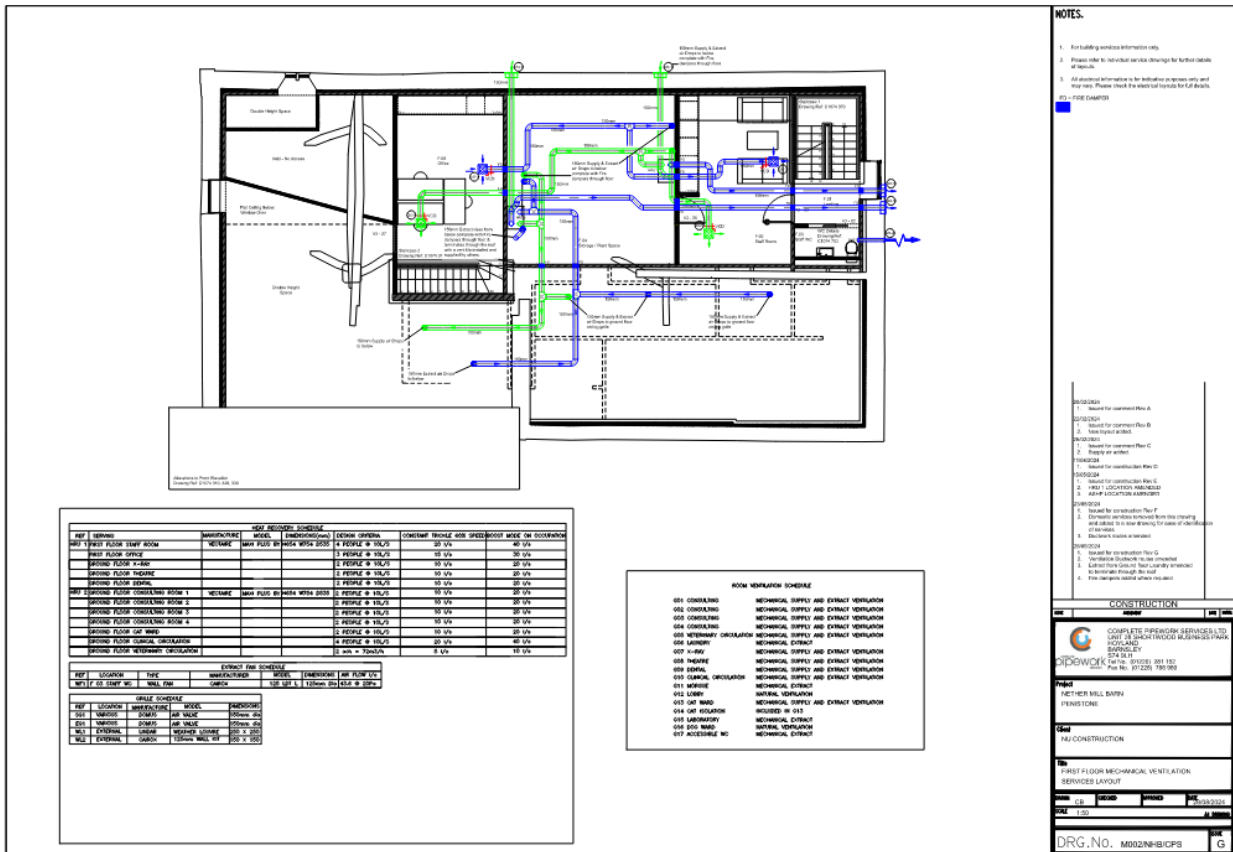
Title:
 DEMOLITION & SCHWETTINGEN
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 SHEET 2 of 2

Scale:
 1:50 @ A1
 1:100 @ A3

Construction:
 DAWSON WILLIAMSO
 ARCHITECT



Additional information with regard to the mechanical systems has been provided by the agent at the request of the Pollution Control Officer. The agent has stated that the penetrations in the rear wall are utilised for supply air which is then distributed through the building / extracted out of the gable end elevation. The outlets pull air into the system, they are not 'extract points'. There are also dampers in the system at first floor level. Details of the system have been provided on plan ref M002 below.



Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027, or earlier, if circumstances require it.

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 Local Plan was adopted in January 2019 and is also now 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

GD1 General Development
POLL1 Pollution Control and Protection
D1 High Quality Design and Place Making
SD1 Presumption in favour of Sustainable Development
TC1 Town Centres
TC3 Thresholds for Impact Assessments
T3 New Development and Sustainable Travel
T4 New development and Transport Safety
BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.
CC3 'Flood Risk'
CC4 'Sustainable Urban Drainage'
Poll1 'Pollution Control and Protection'
HE1 'The Historic Environment'
HE2 'Heritage Statements and general application procedures'
HE3 'Developments affecting Historic Buildings'

Supplementary Planning Documents (SPD):

Parking
Barn Conversions

Penistone neighbourhood Plan:

BE2: Protection and enhancement of local heritage assets
LE1: Increase the vitality of Penistone town centre - According to the PCLP, the required breakdown of businesses for Penistone is: • 1% Toys • 3% Homeware • 3% Books CDs and DVDs • 14% Shoes • 16% DIY 56 • 20% Clothing
LE2: Encouraging small businesses

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the applications has been advertised on the Council website. The LBC application was subject to a press notice and site notices were also posted at the site.

The following representations have been received:-

1 objection which raises concerns regarding the following:-

- The ducts should be relocated away from Gardeners Cottage.
- Ducts are unsightly
- Potential noise generated by ventilation fans.

Consultee responses

Penistone Town Council – No comments received

Conservation Officer – No objections subject to condition

Ward Councillors – No comments received

Pollution Control – No objections, details of mechanical system acceptable

Planning Assessment

Principle of Development

The proposal lies within an area of Urban Fabric (no specific allocation) on the Local Plan Proposals Map, where development may be considered acceptable where, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents and where they are compatible with neighbouring land and will not prejudice the current or future use of land. The site is also outside the District Centre of Penistone. The principle of the development has already been established by the granting of planning permission and LBC in 2023. These applications are simply to vary condition 2 of the permissions in order to allow for external alterations/penetrations to the existing roof and walls to allow the installation of mechanical systems.

Residential Amenity

It is acknowledged that there some residential properties within the vicinity of the site and some of the barns have potential to be converted into residential units. As the ducts are to be used for mechanical ventilation and would have the potential to create an impact upon the

adjacent dwellings, the Pollution Control Officer has been consulted. An objection has also been received with regard to noise impact from the ducts.

Additional information with regard to the mechanical systems has been provided by the agent at the request of the Pollution Control Officer. The agent has stated that the penetrations in the rear wall are utilised for supply air which is then distributed through the building / extracted out of the gable end elevation. There are dampers in the system at first floor level and a details of the system have been provided on plan ref M002. The Pollution Control Officer has considered these details and states that 'the mechanical services drawing appears to support what the agent/applicant previously stated i.e. low risk of noise at the rear of the property, closest to noise sensitive receptors.' Therefore there are no objections raised in terms of noise impact and no conditions have been requested.

As the Pollution Control Officer is satisfied that the ducts would have a low risk of noise, the proposal is considered to be acceptable when measured against policy GD1 of the Local Plan and POLL1.

Impact on Listed Building/Visual Amenity

Nether Mill Barn is Grade II Listed and the Conservation Officer has been consulted as part of this proposal. The Conservation Officer states that ' I discussed the matter with the Agent over the ventilation inlets that were required for the new use. I understood and accepted that the rear of the building was the best location for these and although visible, were away from principal or more public facing elevations. These are shown on Rev.14. I requested that the circular inlets should be covered with a grill / cowl in PPC matching the colour of the stonework. For completeness I suggest we condition this as follows:

- The two new inlets (items 10) detailed on plan C 1096 201 Rev. 14 shall be covered with a grill decorated to match the adjacent stone colour.'

Overall the changes made to the original proposal are minor and therefore considered to be acceptable in terms of visual amenity and would preserve the character of the Listed Building and would secure its future use, in accordance with policies D1, HE1 and HE3 of the Local Plan.

Conclusion

In conclusion, the proposal is considered to be acceptable when measured against policies GD1, HE1, D1 of the Local Plan and would not have a significant detrimental impact on wider street scene, Listed Building, highway safety or residential amenity and as such is acceptable, subject to conditions.

Recommendation:- Approve with conditions