

Applicant: Mrs I Wainwright

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

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.

2021/1244 & 2021/1377 - Replacement of garage doors – Refused for the following reason;

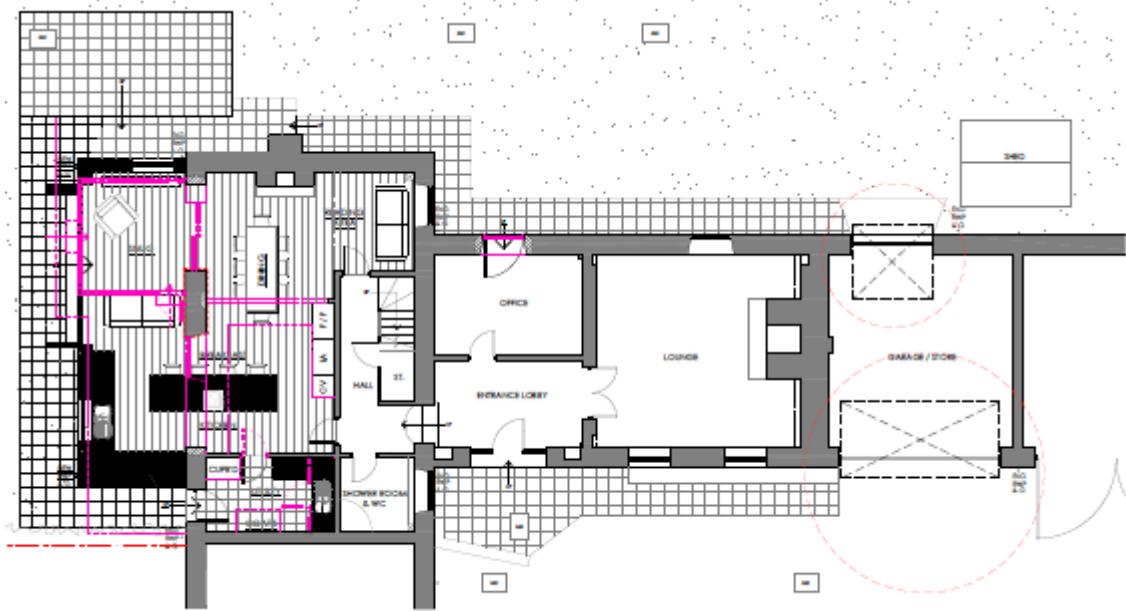
In the opinion of the Local Planning Authority the garage doors, in terms of their arrangement, materials, and decoration, create a visual mismatch between that of the application property garage and the one immediately adjacent and are strongly discordant from the vernacular. As a result, this harms the character and appearance of a grade II Listed Building (in terms of the historic arrangement) and also harms the setting of other listed buildings in the vicinity, 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, and, NPPF Paragraph 197.

An appeal was also dismissed for this application under Ref: APP/R4408/F/22/3292758

2021/1538 & 2021/1563 - External works including additional parking area, new patio, new pathways, planters and raised decking area – approved subject to conditions

Proposed development

This application follows refused application 2021/1244 and dismissed appeal APP/R4408/W/22/3292126 for a retrospective horizontal metal roller shutter door that replaced modern GRP doors of a traditional design. This application seeks to resolve the issue of the harm to the appearance and historic significance of the building by proposing a vertically boarded wood print (detail) up and over GRP door.

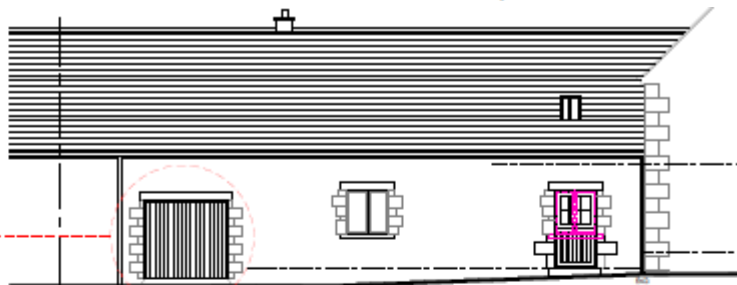


GROUND FLOOR / PART SITE PLAN

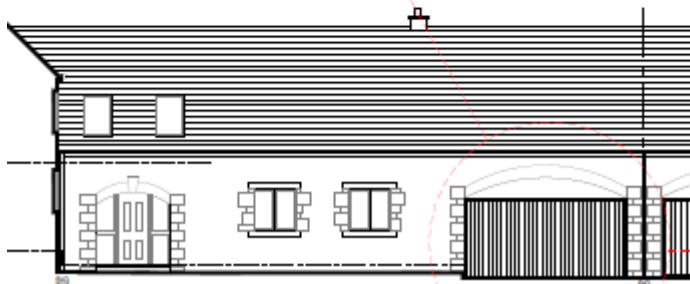


GARAGE DOOR SPECIFICATION

WOODGRAIN FINISH
 MADE OF COMPOSITE GFR MATERIAL (SAME MATERIAL AS THE ADJACENT GARAGE DOOR BELONGING TO 4 FIRM)
 VERTICAL SHIP-LAP STYLE
 THERE WILL BE NO VISIBLE HANDLE
 THE DOOR FRAME WILL BE TIMBER
 COLOUR - WILL BE AGATE GREY - RAL7020 (SAME COLOUR AS THE APPROVED WINDOWS OF OUR HOUSE 3 FIRM)
 MANUFACTURER - 3 CROWN COMPOSITE GFR



SIDE ELEVATION



FRONT / SIDE ELEVATION



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 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.

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

Local Plan

Policy GD1 – General Development

Policy D1 – High Quality Design and Place Making

Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt

Policy HE1 – The Historic Environment

Policy HE3 – Developments affecting Historic Buildings

SPD's

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.

NPPF

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 190 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

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

In terms of the impact on the special character and appearance of a Listed Building, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Consultations

Conservation Officer – No objections following clarification from the applicant

Ward Councillors – No comments

Representations

The application has been advertised by way of neighbour letters and a site notice. One letter of objection has been received. The main points of concern are;

- In sufficient details submitted with the application
- Colour does not sit comfortably within the area
- Amendments do not overcome the comments set out by the Planning Inspectorate

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 outlined above, a previous application and associated Listed Building Consent was refused for garage doors and a subsequent appeal was dismissed, as such, the current applications would need to overcome those reasons for refusal. Whether this has been achieved will be explored under the headings below;

Visual Amenity/Impact on Heritage Assets

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The property is identified as 'Cottage adjoining to north of Field Head Farmhouse' in the list description and is a grade II listed building. It originates from at least the 17th Century and was formerly a barn attached to Fieldhead Manor. The building was converted to residential use in 1985. The significance of the building as a heritage asset is largely derived from its age, historic use and architectural features. Those features include its vernacular form and traditional building materials, including cruck trusses, all of which contribute to the significance of the heritage asset.

The garage doors were previously vertical boarded timber with a painted finish and double hinged door arrangement. The doors did not form part of the original building but were installed as part of a conversion scheme undertaken to provide a new use for the building. Those doors were replaced by metal roller shutter doors finished in grey which was subject to the refused applications outlined in the history section above and the subsequent dismissed appeal. Those doors by reason of their materials and design contrasted sharply with the historic character and aesthetic vernacular of the listed building.

The applicants have now proposed a composite GRP material up and over door with a vertical shiplap style. The garage door frame will be timber. Despite the modern materials proposed, the

design of the door is much more sympathetic to the appearance of the listed building than previously proposed/installed. As such, on balance, the Conservation Officer has not objected to the proposed scheme as the design will not harm the significance of the listed building in accordance with Local Plan Policies HE1 and HE3.

The Conservation Officer did question the colour of the doors which was labelled as Agate Grey on the submitted drawing. However, the applicant has since stated that the doors will be finished in Oak decoration to match the utility door and study door approved under planning application/Listed Building Consent 2020/1455 & 2020/1460

Conclusions

The applicant has now overcome the previous reasons for refusal on applications 2021/1244 & 2021/1377 and the subsequent dismissed appeal. Although the materials proposed are relatively modern the design and colour of the door is much more sympathetic to the appearance of the listed building than previously proposed/installed.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies HE1, HE3, GB2, D1 and GD1) and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay. The recommendation is one of approval therefore subject conditions.

Recommendation:

Approve, subject to conditions