

2022/1329

Anthony & Petrina Massovras

The Hall, Church Lane, High Hoyland, Barnsley, S75 4BJ

Installation of new internal door opening (Listed Building Consent)

Site Description

The Hall is a Grade II Listed Building located in High Hoyland. The Listed Building was built in c1720, probably for Sir Henry Wentworth. The Listed Building is made of coursed squared stone, with ashlar dressings and has a stone slate roof with also various details to the exterior of the building.

Planning History

B/77/0385/PR - To erect 2 no. loose boxes (Refused)

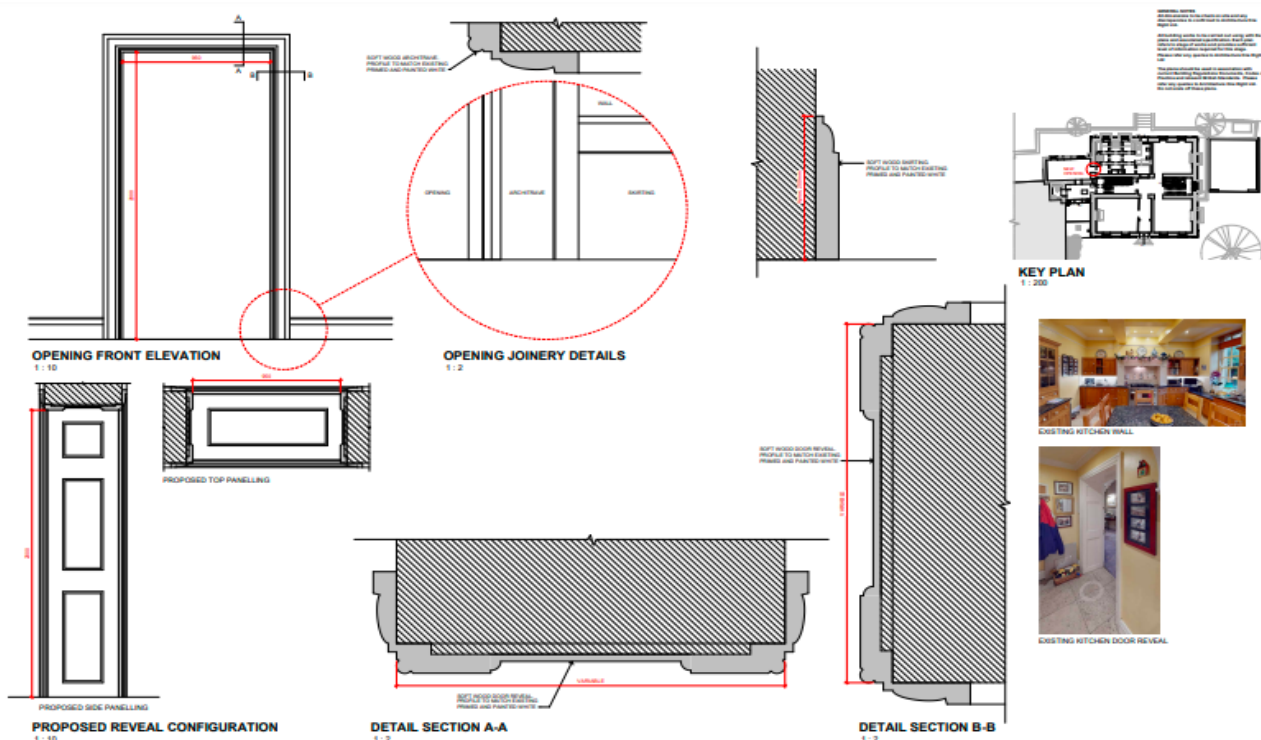
B/85/0640/PR/LB - Alterations to cottages (Listed Building Consent) (Historic)

2007/0620 - Erection of detached double garage to dwelling (Approved with Conditions)

2007/0624 - Internal alterations to dwelling (Listed Building Consent) (Refused)

2008/0995 - Formation of external steps to basement and new door (Listed Building Consent) (Approved with Conditions)

Proposed Development



The applicant is seeking approval to create an opening between the kitchen and the Garden room. The materials used will be a soft wood opening reveal with raised and fielded panels. Top and side panelling profile to match existing, primed and painted white.

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 on 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 Allocation – Urban Fabric / High Hoyland Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy HE1: The Historic Environment – 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: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

National Planning Policy Framework

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 policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

High Hoyland Parish Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received. Additionally, a site notice was put up on site and press notice issued.

Assessment

Principle of Development

The building is Grade II listed. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. The building has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner and respectful of the buildings character the works are acceptable in principle.

Impact upon the Listed Building

In line with the consultation response from the LPA's Conservation Officer it is agreed that given the limited scope of the works the proposal is acceptable. The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building.

Visual Amenity and Impact upon Conservation Area

It is considered that the proposals will not harm the external appearance of the listed building or the visual amenity of the surrounding area and the High Hoyland conservation area. The proposal is considered acceptable in terms of visual amenity and its impact upon the conservation area.

Recommendation

Approve with conditions