



Bowcliffe

STATEMENT OF SIGNIFICANCE

FULL APPLICATION FOR THE ERECTION
OF AN AGRICULTURAL BUILDING

SWITHEN FARM, SWITHEN HILL,
HAIGH, BARNSELEY

HORSFIELD SWITHEN FARM LTD

FEBRUARY 2021

CONTENTS

- 1.0 INTRODUCTION
- 2.0 STATUS OF THE PROPERTY
- 3.0 ASSESSMENT
- 4.0 SUMMARY

1.0 INTRODUCTION

1.1 This statement has been written in support of the planning application which seeks the erection of an agricultural building for the purposes of storing grain (which meet the required Grain Assured Standard), at Swithen Farm, Swithen Hill, Haigh. The proposed location falls within proximity of the Grade II Listed Farmhouse, Swithen House.

1.2 The application is supported by the following information:

- (i) Full plans and details – Stamford Geomatic;
- (ii) Planning Support Statement – Bowcliffe;
- (iii) Heritage Statement – Bowcliffe;
- (iv) Design and Access Statement – Bowcliffe; and
- (v) Plans demonstrating applicants agricultural land ownership.

1.3 The purpose of this document is to provide a statement on the proposals in the context of the potential impact of the proposals on the Grade II Listed Swithen House. The statement provides objective opinion on the visual aspects of the site, the proposal and its setting.

1.4 The report is produced in the context of the National Planning Policy Framework Para 189 states:-

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” (Bowcliffe underlining).

1.5 Annex 2: Glossary defines that:-

“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

1.6 This report is also produced in the context of Planning Practice Guidance ‘Conserving and Enhancing the Historic Environment’. The advice states:-

“Conservation is an active process of maintenance and managing change”.

- 1.7 This report, therefore, considers the impact of the proposal on the Grade II Listed Farmhouse. However, it is considered that owing to the distance to the Listed Building and the proposed location of the barn being at a lower ground level than the Listed Building, there will be little impact on its setting.
- 1.8 It is considered that the proposed development, which will involve the development of an agricultural grain store in proximity of other existing farm buildings, will not lead to harm to the significance of the designated asset for the reasons that will be set out.

2.0 STATUS OF THE PROPERTY

- 2.1 The subject property, Swithen House, the Farmhouse, which the proposed barn falls within proximity of, was first Listed as a Grade II Listed Building on the 23rd November 1987. The Listing sets out:-

*“SE 21 SE DARTON HUDDERSFIELD ROAD
(East side)*

1/111 Swithen House

II

Farmhouse. Mid c18, Coursed squared stone with quoins. Stone slate Tool, Two storeys. Four bays. Entrances to bays 1 and 3, the former probably enlarged from a window opening. C20 doors. The right window has been enlarged. 4-pane sashes to bay 2 and all of first floor. Raised moulded surrounds to openings. Band between floors. Steeply-pitched roof with gable-copings and moulded kneelers. Brick end stacks. Lower, rendered addition to left not of special interest. Rear: Similar to front but plainer. Two windows and a door to ground floor in plain raised surrounds. Four similar first-floor windows.

Interior not inspected.

Listing NGR: SE2986811221”

- 2.2 It will be noted that since this time the Council granted two planning consents for agricultural buildings and also consent for conversion of the former stone agricultural buildings for conversion to dwellings (all between 20 and 30 years ago). These developments are far closer in proximity than the proposed location of the agricultural building.

3.0 ASSESSMENT

- 3.1 This proposal seeks the construction of an agricultural building for the purposes of grain storage to be developed adjacent to existing farm buildings. It should be noted that the other farm buildings on site are located closer to the Listed Farmhouse and form part of a working farm.
- 3.2 The proposed siting of the building will be inconspicuously located adjacent to the existing farm buildings and will be located further from the Listed Building than the existing farm buildings. The proposed location is also at a much lower land level than the Listed Buildings and therefore views of it will remain uninterrupted. It is therefore considered there is no harm to the setting of the Listed Building.

4.0 SUMMARY

- 4.1 It is acknowledged that the site of the proposed location of the agricultural building is within proximity of the Grade Listed Farmhouse. The site is already an existing farm and there are a number of agricultural buildings between it and the Listed Building.
- 4.2 The careful siting of the building including the benefit of being at a lower land level than the Farmhouse ensures no harm is made to the setting of the heritage asset.