Proposed Change of Use of Barn to Dwelling
Elmhirst Farm
South Lane
Cawthorne
Barnsley
S75 4EF

Ref 20.05
Version 03
August 2021

DESIGN ACCESS and HERITAGE STATEMENT

This statement has been prepared in support of an application for Prior Notification under Part 3, Class Q – Change of Use of agricultural buildings to dwelling houses, of The Town and Country Planning (General Permitted Development) Order 2015.

It follows a similar application ref: 2021/0574 which was refused by the council on 14 June 2021 for the following reasons:

1. There is insufficient information to judge that the site has been solely used for agricultural as part of an established agricultural unit as required by Schedule 2 Part 3, Class Q.1 (a) of the Town and Country Planning (General Permitted development) (England) Order 2015.

2. The proposed development is not permitted development as set out under Schedule 2 Part 3, Class Q of the Town and Country Planning (General Permitted development) (England) Order 2015 because the work required for the conversion goes above and beyond 'building operations reasonably necessary to convert the building.'

1.0 Location

The site is located to the east side of South Lane which links Cawthorne 1.6 miles to the north east with Hoylandswaine 0.7 miles to the south. The building which is the subject of this notification is shown edged in red on the image below.



Fig 01. Aerial View of the site showing the proposed change of use building edged in red.

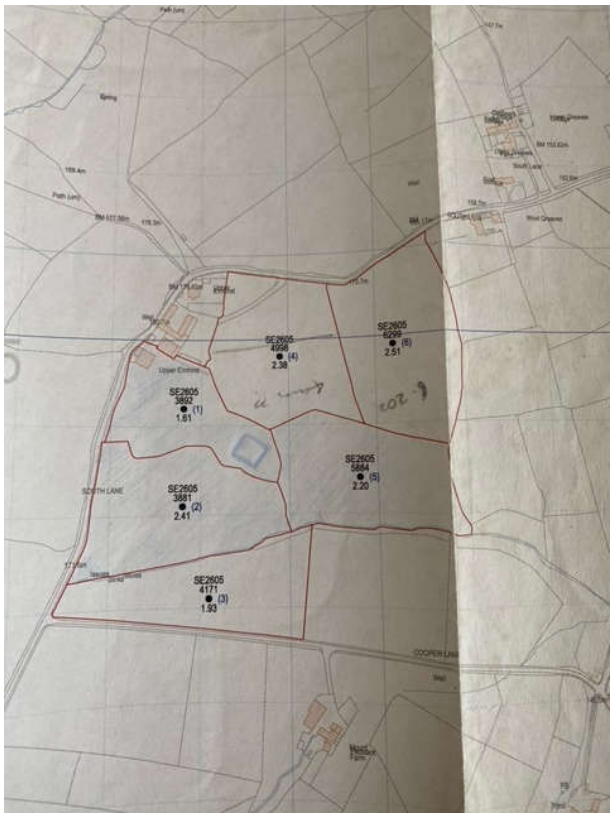
2.0 Description

The applicant purchased land extending to 6.21Ha, 15.3 acres in 2011 with a view to converting a large agricultural shed, located to the south east, into stables. They obtained planning permission ref 2012/0551 for the change of use of part of the barn into stables and the creation of a menage for their private use and the works were implemented.

No works were carried out to the current subject barn at the time and it has continued to be used for agricultural purposes by housing agricultural machinery and animal feed.
An application to change the use of the barn was submitted before the current owners purchased the buildings and land in 2009, ref: *2009/1059 – Change of use of existing barn and access track from agricultural to mixed use for agriculture and storage and parking in connection with equestrian business.*

The 2021/0574 Officers report states that this application was Approved when in fact it was Refused. There was **no consent for change of use** and the building has remained in agricultural use and part of an agricultural holding ever since.

An extract from the Register is shown below confirming details of the agricultural holding. The applicants own field Nos 3892, 3881 and 5884 which amount to a total of 6.22 Ha.



rpa
rural payments agency

Main Holding Number
47/610/0009

Sheet Holding Number : 47/610/0009

Rural Land Register

Plot ID	Map Sheet OS Map Sheet	Field Nos. NG Field	Original Field Size (ha)	New Digital Field Size (ha)	Incorrect Boundary
1	SE2605	3892	1.61	1.61	
2	SE2605	3881	2.41	2.41	
3	SE2605	4171	1.93	1.93	
4	SE2605	4998	2.38	2.38	
5	SE2605	5884	2.20	2.20	
6	SE2605	6299	2.51	2.51	

The barn is not used for livestock but it is used for the storage of hay and silage as well as farm machinery.

For clarification, the applicants also own a barn to the south east of field No 3892 which did receive planning permission for change of use of part of the building to stables and formation of a menage but this has no bearing upon the subject barn adjacent to South lane.

Class Q under Part 3, Change of Use, of the Town and Country Planning (General Permitted Development) Order 2015, provides the basis for the change of use of the existing building into a dwelling to allow them to do this.

The planning policy matters relating to this proposal are further explored in the accompanying planning statement.

3.0 Existing Building

The subject barn comprises a steel portal framed building with a ‘cat-slide’ roof clad in steel sheeting and some ‘yorkshire boarding’ to the roof and external elevations. It has blockwork walls to all external elevations which vary in height from 1.2 to 2.1 meters. The barn is generally of two storey scale, reducing with the ‘cat-slide’ to the north west and there is currently no first floor.

The photographs below illustrate the existing barn and further details are shown on survey plans ref: S02 Rev A.



Fig 02. View of Access from South Lane



Fig 03. NE / NW elevation from South Lane



Fig 04. NE / SE elevation from access track



Fig 05. SE / SW elevation from field



Fig 06. NW elevation of barn



Fig 07. Frontage to South Lane



Fig 08. Internal view looking north

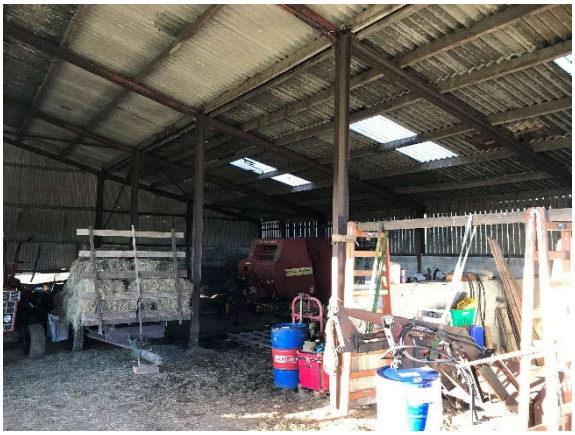


Fig 09. Internal view looking west

The building is subdivided into four bays by the steel portal frame and there is a gable frame at each end. The main framework of the building is complete and with no significant damage.

4.0 Assessment

4.1 Structural Condition

There is no sign of structural movement or settlement in any of the frames or blockwork and the building overall is structurally sound. A Structural Appraisal has been prepared by a structural engineer and the report is included with the application documents. It concludes that:

'The structural condition from visual inspection appears to be satisfactory such that the building can be used as a basis for supporting the proposed conversion.'

The planning officers report in relation to the 2021/0574 provided the following justification for condition 2 of the refusal and stated:

…. whilst "*building operations reasonably necessary to convert the building*" are permitted, the key word is 'convert'. The building operations proposed in this application include new walls and roof and creation of new windows and doors. The Structural Statement provided states: *It is understood that all existing cladding, sheeting, timber rails and purlins, together with the blockwork walls, are likely to be replaced and therefore no comments are deemed*

necessary concerning their condition. Whilst all these works are individually listed as being permissible under Part Q, cumulatively, the works amount to more than reasonably required to convert a building.

This makes no sense – if all of the works listed are permitted then it is reasonable that they can justifiably be undertaken and the proposals are policy compliant.

The Structural Report goes on to assess the steel frame of the building and concludes: '*it is fully expected that the framework can be retained without the need for reconstruction. Overall strength and stability will be more than adequately augmented by the introduction of the new first floor, infill panel walls and internal partitions'.* As the new walls (internal and external) are needed to augment the structural stability of the building, this further supports that it is not currently capable of conversion. This is contrary to advice in the NPPG which confirms that the Permitted Development Rights under Class Q assume that the agricultural building is capable of functioning as a dwelling.

The officers statement misunderstands the report. It does not mean that the new walls are needed to augment the structural stability of the (existing) building which itself is structurally sound, but that they will, in effect, help to support any new additional loadings that will be imposed by the addition of a first floor and the inevitable improvements to the roof structure which are required to provide a properly insulated building to modern standards. This is no different from the conversion of an old stone or brick barn where new internal walls are used to support the additional loads imposed by upper floors with domestic loads and improvements to the roof structures and referred to as 'conversions'.

It is therefore clear that the alterations proposed go well beyond what can be described as 'reasonably required' and constitute a rebuild both in terms of the extent of works and the fact that they provide structural support. On this basis the proposed development is not permitted development as set out under Schedule 2 Part 3, Class Q.1 (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 because the work required for the conversion goes above and beyond 'building operations reasonably necessary to convert the building'

The extent of the works do not exceed what is permitted by Class Q.1 (i) and because of this they do not exceed what is reasonable required to allow the building to be converted.

4.2 Ecology

Middleton Ecology has prepared a bat and bird survey which found that:

'There were no visible signs of bat occupation on either the inside or outside of the surveyed barn'.

The report did find evidence of a former house sparrow nest and recommended that mitigation for nesting house sparrow is incorporated into the development which is included on the plans. It also recommends the addition of a bat box on the stable building within the applicant's ownership to the south west, as being a more suitable location, in the form of a crevice box which the applicant is also happy to comply with.

4.3 Trees and Hedges

There is one tree located outside the site within the verge adjacent to the highway frontage. A semi-mature oak referred to as T1 which will be retained. The works do not involve any further tree or hedge removal.

4.4 Drainage and Flood Risk

The site is not connected to mains drainage for either foul or surface water. Foul drainage will connect to a new packaged sewage treatment plant which along with surface water will drain to soakaway. Should soakaways prove to be ineffective due to ground conditions, there is a watercourse along the southern boundary of the applicant's ownership that can be used to connect the discharge from the sewage treatment tank. An application for consent to discharge will be made to the Environment Agency although it is expected that the works will qualify for an exemption.

The site is located within Flood Zone 1 according to the Environment Agency's indicative flood risk maps where there is a LOW probability of flooding and therefore a flood risk assessment is not required. There are no watercourses or culverts within 20 meters of the site boundaries and the works will not increase the risk of flooding elsewhere.

4.5 Heritage Assessment

Located adjacent and to the north east of the site is a range of Grade II Listed Buildings in the form of stone barns. The List Entry Number is 1286739 and the list entry describes them as:

'Range of barns and stabling. Late C18 or early C19. Thinly-coursed rubble. Stone slate roof. L-shape plan. 2 storeys. 2, large, segmental-headed cart entries, to left, with quoined jabs. 3 small quoined entrances to right, 2 of which have slightly-cambered heads. Two square pitching-holes at high level. At far left the range returns at 90° and has a quoined entrance and a single-light window. Roof hipped at right end. Rear main range: two, quoined, square-headed opposed cart entries. Some later lights. Symmetrical arrangement of round-arched ventilation loops.'



Fig 10. Listed Barns from South Lane



Fig 11. Listed Barns from access



Fig 12. View of barns from access



Fig 13. View of barns from subject barn



Fig 14. View of barns from access gate



Fig 15. View of NE boundary to listed barns



Fig 16. Access showing track and boundary between subject barn and listed barns to NE (left)

The description dates from the first listing in 1987 albeit the barns have since been converted into dwellings. The description suggests that the barns received Listed Building protection for special architectural or historic merit.

The impact upon the setting is affected by the proposed alterations to the existing steel framed barn and its change of use to a dwelling. There is no physical impact and the only impact that needs to be considered is visual.

- The existing barn is 28.9 meters from the Listed Building and separated by a stone boundary wall and an access driveway.
- There is no increase in the size or scale of the existing building.
- The external north east elevation which faces the Listed Buildings remains relatively unchanged with only one small additional window opening at first floor level which will have obscure glazing.
- The external materials of the barn have been improved from blockwork walls and metal sheeting to stone walls and timber cladding.

The existing building currently has an impact upon the setting of the listed building and can be viewed in the same context from South Lane. There is however significant open space between the two and they are separated by a substantial stone boundary wall which forms the demarcation of the curtilage of the Listed Building. This boundary and planting limits intervisibility between the existing listed buildings and the proposed change of use.

The fact that there are no alterations to the size or scale of the existing building, the limitations on the north east fenestration and the improvements to cladding materials means that the change of use will not lead to any adverse impact upon the setting of the listed building and, will more likely, lead to a visual improvement of the street-scene and the relationship between the existing buildings that will enhance the overall setting.

5.0 Evaluation

5.1 Use

The Barnsley MBC Local Plan maps indicate that the site is located within the Green Belt. Class Q under Part 3, Change of Use, of the Town and Country Planning (General Permitted Development) Order 2015 allows for the change of use of agricultural buildings into a dwelling house and this is explained further in the accompanying Planning Statement.

5.2 Amount

The existing building has a gross internal floor area of 284sqm. The eaves height varies between 3.5 and 5.3m due to the swept roof and the ridge height is 6.65 meters.

The proposals will create internal floor space of 232sqm at ground floor level and 191sqm at first floor level giving a total of 423sqm. The lean-to has limited height at first floor level which accounts for the reduced floor area.

5.3 Layout

The layout on drawing ref: P1 Rev C shows the existing access retained and used to service the proposed dwelling. Space for 4 cars to park, including two garages is taken from the existing access track located close to the access.

Bin storage is provided as well as space for waste and recycling bins to be collected from the road-side.

The closest buildings are converted barns located to the north east which the Site Survey ref: S1 shows are 29.8 meters away from the closest NE elevation of the barn. This

elevation, shown in Fig 17. has no habitable window openings. There are no issues with adjacent dwellings that may cause impact upon private amenity, overshadowing or overbearing. Principal window openings and private gardens are located on the south east away from neighbouring dwellings and the public highway and take advantage of long-distance views.

5.4 Scale

The scale is unchanged as the building envelope will remain unaffected.

5.5 Appearance

Proposals for the Change of Use are shown on drawing ref: P01 Rev C. The size and scale of the external building envelope has been maintained. Where possible existing apertures have been re-used such as to form openings in the NE elevation for vehicular access.

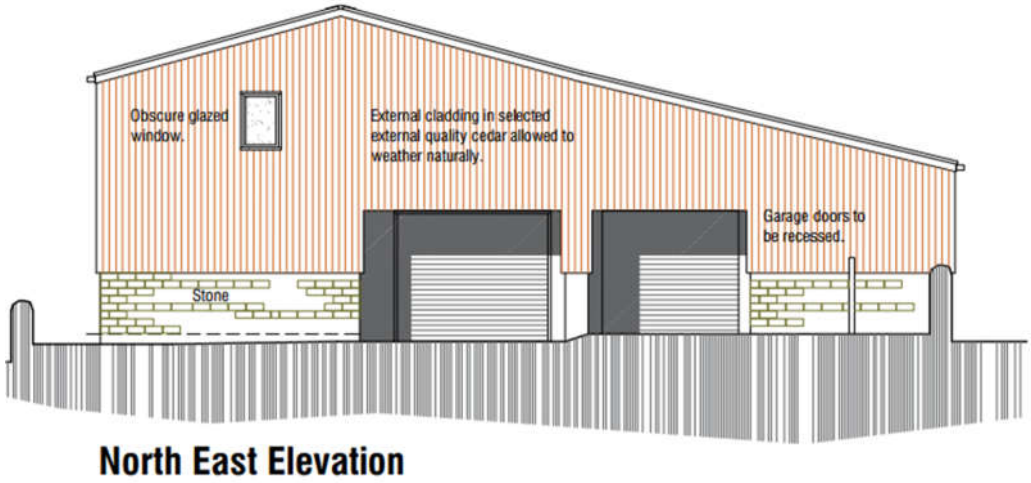


Fig 17. Proposed NE Elevation.

This view in particular has received limited alteration, in the form of one high level window, to help minimise any impact upon the setting of the Grade II Listed farm buildings to the north east. This is further examined in the Heritage Assessment in para 4.5 above.

Where new window and door openings are required, they form simple openings with dark grey frames which are appropriate to the agricultural vernacular, and will be lost in the recessed openings.

External materials such as timber boarding and natural stone walling to the external walls have been chosen to maintain the agricultural vernacular whilst combining this with more contemporary elements such as large glazed aluminium frames and standing seam roof cladding to create an attractive building, with large open plan internal spaces and an external appearance that sits comfortably within the rural landscape.

The design minimises alterations to the north east and north west elevations which limits visual impact to more the more visible elevations and the use of good quality materials enhances the appearance of the barn.

5.6 Landscaping

The site is devoid of significant landscaping. There is an existing tree ref: T1 at the site frontage which will be retained. The proposals include for the planting of a 'species rich' native thorne hedge to the south east and south west boundaries to enclose the proposed domestic curtilage.

The proposals provide details of hard landscaping on the Proposed Plan ref: P01 Rev C which includes tarmac or free-draining block paving to parking areas and natural Indian stone flag paths. Boundaries are formed with timber post and rail fences and hedge planting or dry stone walls as shown.

6.0 Access

The existing access will be retained. It was upgraded with visibility improvements following the granting of planning permission for the stables in 2012 which involved the setting back of the frontage boundary fence improving visibility to the south.

These improvements were undertaken at the time and the existing access is considered to be adequate to serve a single dwelling. Given that the applicants currently travel to visit the stables at least once every day, and more often two or three times a day, it is likely that by living on site there will be no significant intensification of the access.

7.0 Summary

The proposals are for the Change of Use of a redundant agricultural building to a dwelling which align with permitted development rights. This is considered further in the accompanying planning statement.

The buildings:

- are substantial and capable of conversion;
- they have a floor area of less than 450m²;
- they can be developed within the external dimensions of the existing building;
- they only require building works to windows, doors, roofing and external walls;
- they require the connection of services.

The proposals have no direct impact upon listed buildings to the north east and are capable of enhancing their setting. There are no adverse impacts upon the openness of the Green Belt and the use of appropriate materials will improve the appearance of the building within the local countryside.

The proposals are planning policy compliant, and we look forward to receiving the council's support.

MBooth Design