

2024/0722 - Variation of condition 2 of application 2021/0859 (Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio) to allow changes to design including addition of new stone chimney, revised stone details to window/door surrounds, and larger stone mullions/piers to extension's external corners

2024/0719 - Variation of condition 2 of application 2021/0956 (Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio (Listed Building Consent)) to allow changes to design including addition of new stone chimney, revised stone details to window/door surrounds, and larger stone mullions/piers to extension's external corners

Mr John Wood

Carlecotes Hall, Brook Hill Lane, Carlecotes, Sheffield, S36 4TD

Planning History

03/0223 - Conversion of barns to form two dwellings – Approved with conditions

03/0644 - Conversion of barn to two no. dwelling houses and erection of detached garages – Approved with conditions

15/0015 - Formation of new access road – Withdrawn

15/0420 - Formation of new vehicle access route – Approved with conditions

2021/0859 - Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio – Approved with conditions

2021/0956 - Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio (Listed Building Consent) – Approved with conditions

Site Description

Carlecotes Hall lies in the small village of Carlecotes within the Green Belt countryside. Carlecotes Hall consists of the main Grade II Listed Hall and associated former outbuildings, some of which have been converted into residential use. Unit 1 (previously house 2 on the previously approved plans) which is the subject of this application is set to the west of the site, adjacent to the access of the site. The previous planning application and LBC originally involved the conversion works of the remainder of the barns into residential units, however the applicant has decided to resume works on unit 1 approved under the applications above. Works have commenced on site.

Proposed Development

The proposals involve the variation of condition 2 of applications 2021/0956 and 2021/0859 (Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio (Listed Building Consent)) to allow changes to design including

addition of new stone chimney, revised stone details to window/door surrounds, and larger stone mullions/piers to extension's external corners.



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 set within Green Belt as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or

future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt.

GB3: Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.
- All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3: Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

Parking
Barn Conversions
House Extensions and Other Domestic Alterations
Design of Housing Development

NPPF:

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Parish Council - No comments received

Ward Cllrs – No comments received

Pollution Control – No comments to make

Highways DC – No objections

Yorkshire Water – No comment received

Drainage – No objection details to be checked by Building Control.

Conservation Officer – No objections in line with pre-app

Tree Officer – No comments received

Representations

No representations received

Assessment

Principle of development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

The principle of the change of use of the building has already been established by the previous planning approval. The changes relate to minor changes to the design including addition of new stone chimney, revised stone details to window/door surrounds, and larger stone mullions/piers to extension's external corners which are not considered to impact significantly on the openness or character of the Green Belt. The site is set within the Carlecotes Hall complex which contains a Grade II listed building. Therefore, the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed below.

Visual Amenity/Impact on Historic Environment

Given the nature of the building and alterations proposed to the scheme the Conservation Officer has been consulted and has previously commented on the pre-application enquiry for the proposed changes.

The Conservation Officer states:- 'This application to vary the approved plans of 2022/0859 and 0956 has been discussed in detail previously. Essentially the Architect proposed the changes informally including the addition of a stone chimney on a gable, and some alterations to the stone heads of door openings and inclusion of jamb stone to some windows on the north easter elevation. The building in question is Carlecotes Hall Stables which is within the curtilage and attached to the principally listed Carlecotes Hall under NHLE 1151134. Previous approved plans covered the conversion of the stables, with various alterations to fenestration / openings and the addition of a single-story lean-to on the end gable. The changes proposed under this variation of the LBC and PP include the addition of a coursed stone and ashlar oversailing stack with a feature Inglenook below. I advised this was justified and acceptable as a previous fireplace was in evidence and the design of the stack was in keeping with others seen elsewhere on the building. The other alterations to window jambs and the lintel / head of the doors on the eastern elevation seem entirely in keeping to me, matching other windows and opening dressings elsewhere on the building. Consequently, I see no issue with the variation as it preserves the overall appearance and significance of the listed building and its setting, and it is not harmful.'

As such, it is considered the alterations are acceptable from a conservation and visual amenity perspective in accordance with Local Plan policy HE1, HE3 and D1.

Residential Amenity

There will be no additional impact upon residential amenity. The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

Highway Safety

The proposed minor amendments do not affect the approved access, parking and turning arrangements of the site or adversely impact upon the highway, the variation of condition is therefore acceptable from a highways point of view.

Recommendation

Approve with conditions