
2021/1685

Mr Bill Addey

Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings (Listed Building Consent)

Burntwood Hall Farm, Moor Lane, Brierley, Barnsley, S72 9HB

Description

The proposed development site comprises two barns in an L shape around a covered courtyard, located within the farm yard of Burntwood Hall Farm, Brierley. Burntwood Hall Nursing Home is located immediately adjacent to the farm with a rear elevation of the Nursing Home forming the eastern and part of the southern boundary with the existing covered courtyard area.

The barns are of sound construction with stone walls, and stone slate tiles to the roof. They vary between one and two storeys in height with a number of existing windows and doors in the elevations. There is a pre-fabricated roof over the courtyard to the rear of the two barns creating a large internal storage area.

The courtyard and wider farmyard beyond the barns is hard surfaced and there is a dutch barn located to the north and two large, modern barns located to the north east. The farm house is located to the east of the farm yard with a large garden area extending south westwards towards Burntwood Hall.

Planning History

2016/1114 - Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings – approved

2017/1181 - Conversion and alterations/extension of 2 farm buildings to form 2 no. residential dwellings (Listed Building Consent) – approved

2021/0777 - Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings - approved

Proposed Development

This application is for Listed Building Consent and is required because the proposed barns are physically attached to the Grade II Listed Bruntwood Hall.

The proposed development is to remove the pre-fabricated roof over the courtyard and convert the barns into two dwellings. The courtyard will be divided to create garden areas for the two new dwellings with parking located inside the dutch barn to the south.

A first floor extension is proposed to part of one of the barns (Block B on the plans). This will extend 9m by the width of the existing barn (6.7m) and increase the roof height by 2m, in line with the existing two-storey element of the barn. A total of four new windows are proposed in the extension, all of which are of a scale and design commensurate with the existing building.

The larger of the dwellings will be 5 bed with the smaller barn converted to a 3 bedroom dwelling.

Excluding the new extension only one new window is proposed. Two windows are reduced in size and two doors are proposed to be reduced in size to form windows. In addition, two doors are proposed to be walled up completely.

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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 site is located in the Green Belt as shown on the Local Plan Proposals Map. In addition the barns are attached to Bruntwood Hall, a Grade II Listed building. Therefore, Local Plan Policies HE1, HE2, HE3 and HE5 are relevant.

Other relevant policies:

SD1 'Presumption in Favour of Sustainable Development'.
GD1 'General Development'
LG2 'The Location of Growth'
H1 'The Number of New Homes to be Built'
H2 'Distribution of New Homes'
H6 'Housing Mix and Efficient Use of Land'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
HE1 'The Historic Environment'
HE2 'Heritage Statements and general application procedures'
HE3 'Developments affecting Historic Buildings'
HE5 'the Demolition of Historic Buildings'
BIO1 'Biodiversity and Geodiversity'
GB1 'Protection of Green Belt'
GB2 'Replacement, extension and alteration of existing buildings in the Green Belt'
GB3 'Changes of use in the Green Belt'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Urban Drainage'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'

SPDs/SPGs

'Barn Conversions' provides detailed guidance to anyone seeking to convert a farm building to residential or other use.

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above. In addition, EVCP are required for all new houses with dedicated parking and 1 per 10 spaces for unallocated parking.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

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.

Paragraphs of particular relevance to this application include:

Para 7 – 3 dimensions to sustainable development
Para 14 – Presumption in favour of sustainable development
Para's 58 & 60 – Design considerations
Para 79-92 – Green Belt

Consultations

Conservation Officer – No objections subject to conditions.

Urban Design Officer – No comments received.

Representations

The application was advertised through neighbour letters and a site notice. No representations have been received.

Assessment

The buildings are located within the existing farm yard which includes a number of buildings and structures. Burntwood Hall Nursing Home is immediately adjacent which comprises a number of buildings and high boundary walls.

The Barns appear on the historic mapping system as far back as 1895 and are of a construction and scale which is no longer suited to modern farming practices. Large modern barns have been erected to the north east of the farm yard and are significantly larger and constructed in more modern materials.

The buildings are of permanent and sound construction and capable of conversion with minimal external alteration. The residential garden area is restricted to the existing courtyard, which is clearly defined and of an appropriate scale. Parking areas are located within an existing building within the farm yard.

Heritage Impact

The buildings in question are now redundant farm buildings associated with Burntwood Hall Farm. Burntwood Hall is listed at grade II due to its high level of architectural and historic interest. The principal listed building is early C18 with later C19 and C20 additions but was converted to a nursing home in 2004. The proximity and historic association of these barns and outbuildings led to advice

being issued (in 2017) that the buildings proposed for conversion were curtilage related and listed by association. As a result Listed Building Consent is required and was issued under 2017/1811 previously. As this LBC has now expired, to cover this requirement again a further LBC application is required. Reviewing the 2017 application it is clear that the relative value of features within the covered area / quadrangle enclosed by the barns were assessed and that resulted in conditions for the columns and other conditions over materials and window detailing. These conditions should be carried forward to any new planning permission and LBC.

The application is therefore assessed to be in compliance with Local Plan Policies HE2 and HE3.

Visual Amenity

The design of the barns, being relatively small in scale with a number of internal rooms lends itself to residential conversion. There are more windows and doors in the existing elevations than would normally be associated with an agricultural barn and as a result the proposed conversion can be achieved with only one additional window. The total blocking up or reduction of 6 existing doors and windows is proposed, however, it is not considered that this will harm the special character, significant or appearance of the buildings.

The proposed extension is sympathetically designed and, although not strictly in accordance with the guidance in the SPD, will blend with the existing barn without harming its character or appearance. It will also have limited impact on the openness of the Green Belt or the purposes of including land within it, being a first-floor extension over the existing building.

Therefore, the proposed is acceptable in terms of visual amenity and complies with policy D1.

Recommendation

Grant subject to conditions