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2021/0570

Ms K Rushby

Erection of extension to the existing boundary walls to create a detached recording and control room along with a kitchen and toilet facilities

The Manor House, 8 Church Street, Cawthorne, Barnsley, S75 4HP

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### Site Description

The application site relates to a detached stone built property located within an extensive plot, on a private drive accessed from Church Street, situated within the Conservation Area of Cawthorne.

To the rear of the property, along the western boundary is a stone built castellated garden structure or folly which is subject to this application.

The building is partly a shell of semi castellated walls that are present to the north, west and south aspects. To the East (the garden side), the structure is open and within the three walls domestic paraphernalia has been stored, a gated access is located in the western rear elevation which provides access to the track beyond linking Maltkiln Row and Church Road with the rear of Cawthorne Museum beyond this.



### Proposed Development

The applicant seeks permission for the erection of a detached outbuilding utilising the existing boundary walls to be used as a recording studio and control room with associated kitchen and bathroom facilities.

The building is to measure 16.5m by 6.3m at its widest and deepest point, with the extensions to the eastern and western side elevations measuring 3.3m by 2.6m and the extension to the front elevation measuring 10m by 3.5m.



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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

Chapter 16 relates to the conservation and enhancement of the historic environment.

Paragraph 190: Identify and assess heritage significance including the setting and the effect of a proposal

Paragraph 193: Great weight given to an asset's conservation, irrespective of the degree of harm

Paragraph 194: Any harm to or loss of significance will require clear and convincing justification

Paragraph 200: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

### Cawthorne Neighbourhood Plan

Cawthorne Parish Council submitted the Cawthorne Neighbourhood Development Plan Proposal to Barnsley Metropolitan Borough Council for independent examination. The consultation on the submitted Cawthorne Neighbourhood Development Plan ended on Friday 10 January 2020.

The plan was submitted for examination to an independent examiner. The examiner recommended that with modifications the plan meets the basic conditions and other legal requirements.

The Council has made a decision to accept the modifications and to submit the plan to referendum. In accordance with the amended Neighbourhood Planning (Referendum) Regulations 2012, the Council may not hold a referendum before Thursday 6 May 2021.

Until then, the Cawthorne Neighbourhood Development Plan can be given significant weight in decision making on planning applications within the Cawthorne Neighbourhood Area.

The following policy is of relevance to this application.

#### **Policy C7 Heritage and Design in the Conservation Area**

- New development within the conservation area should be sensitive to the character and setting of the conservation area.
- Extensions to dwellings should be subordinate in scale to the original building and of a design that reinforces the historic character and appearance of the conservation area.

### **Consultations**

Conservation Officer – No objections subject to conditions and consultation with SYAS.

South Yorkshire Archaeological Service (SYAS) – no objections subject to conditions

Pollution Control – This development is likely to have an impact on health and the quality of life of those living and/or working in the locality, so approval with conditions is recommended.

Cawthorne Parish Council – The Parish Council have no objection to this application but want reassurance that there will not be excessive noise from the recording studio.

### **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

### **Assessment**

#### Principle of development

The site falls within urban fabric which has no specific land allocation, within the Cawthorne Conservation Area.

The site and surrounding area is made up principally of housing; extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety

### Visual Amenity and Impact on Conservation Area and Listed Buildings

Despite the obvious architectural merits of The Manor House, the building is not listed, although it is located within a Conservation Area and within close proximity to listed buildings.

This proposal seeks to re-purpose, adapt and extend a small castellated garden structure to the north west of the main dwelling. Through historic mapping it is clear that the property has been through some re-modelling and it is considered that the building subject to this application formed part of that re-modelling exercise to provide a garden folly in the medieval style favoured at the time, however there are no records or plans to substantiate this or when that took place.

The building is located at the historic core of Cawthorne Village and is in close proximity to the Grade II\* All Saints church to the south, therefore the setting is sensitive and may include archaeology. South Yorkshire Archaeological have indicated that the application has archaeological implications and whilst no objections are raised a condition is suggested to be imposed for the submission of a written scheme of investigation to include a programme and method of site investigation and recording.

Whilst there are elements of the extensions, namely the western elevation of the 'wing' extensions and the roof, visible they are to be constructed from materials which match the original building and the flat roof design limits the visibility above the existing wall and relate well to the existing flat roof castellated building; in addition the roof, which would be the most visible element would be constructed from stone slates which would be in keeping with the building.

The proposal includes an extended space to the front eastern elevation, this is to be an oak timber framed, glazed contemporary structure; whilst a modern feature it is considered a high quality modern solution but nevertheless is restrained and harmonises well with original building whilst providing a modern contrast allowing the history of the building to be read.

It is considered that the proposed works would not detract from the character of The Manor House or the wider Conservation Area, it is therefore considered that the proposed extensions and alterations to the existing garden folly are acceptable and in compliance with Local Plan Policy HE1, D1 and GD1

### Residential Amenity

Whilst the footprint of the building is to be increased, given its setting within a large private garden and adjacent to track to the rear of the Cawthorne Museum, it would not increase levels of overlooking, overshadowing or reduce level of outlook to an unreasonable level.

The applicant proposes to use the building as a recording studio with associated control room and amenity provision.

The nature of a recording studio could increase the level of disturbance to residents within the surrounding area however recording studios are soundproofed to limit outside noise into the building and therefore this soundproofing would limit noise leaving the building.

Nevertheless, Pollution Control have been consulted who have raised concerns in relation to the proposal, however it is considered that any issues could be mitigated against and have requested that a noise mitigation scheme be submitted detailing measures to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level, nor would it lead to a significant adverse effect on the living conditions of existing and future residents and is in compliance with Local Plan Policy GD1

### Highway Safety

The proposal does not result in the loss of off street parking, nor a requirement for additional provision, and as such is considered acceptable in terms of its impact on highway safety.

### **Recommendation**

Approve with Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans (15-03-20 DE Rev A) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority.

The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated

Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

The building hereby approved shall only be used by the applicant and not in relation to any business or commercial activity.

Reason: In the interests of the amenities of the locality and in accordance with Local Plan Policies GD1 and T4.

The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The roof shall be laid in high quality artificial roofing slates (that emulate natural sandstone). The roof shall be laid in diminishing courses and the ridges and hips shall be topped with matching ridge tiles.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1

The stone used in conjunction with the development shall be natural sandstone similar to that used in the existing structure in terms of the type, colour, grain size, face dressing and coursing detail.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1

The pointing to the walls shall be recessed (not ribbon / strap) and shall be finished to a slightly concave joint of circa 3mm. The pointing mix shall be 1 part lime NHL 3.5 to 3 parts well graded aggregate or river sand.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1