2025/0502

Mr R Pieske

Lower Maythorn Barn, Lower Maythorn Lane, Hepworth, Barnsley

Erection of a single storey extension (listed building consent)

Site Description

The barn is a typical late C17 upland barn being of a strongly vernacular appearance with a heavy stone roof, small openings (former ventilation slits), with some enlarged for fenestration (some are modern) and a larger central bay cart opening. However, the barn is not plain and includes flanking Tudor arched openings, chamfered ventilation slits and moulded kneelers. Internally, many features remain including the frame including four king posts to the five bays, arcade posts, on padstones and other original associated structural timber including the original purlins and rafters to the roof.

Planning History

00/0401/PR/LB – Barn Conversion into a single dwelling – Approved

B/01/0061/PR/LB – Subdivision of dwelling into two separate dwellings - Approved

B/05/0512/PR/LB – Conversion of two dwellings into one – Approved

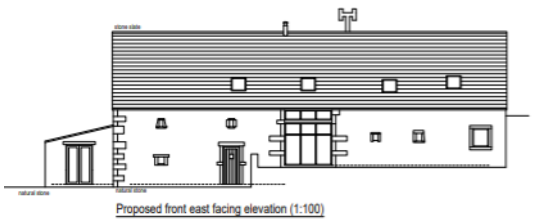
2021/0089 – Replacement of windows and doors – Approved.

2025/0355 – Erection of 1.65m high boundary fencing – Under Consideration

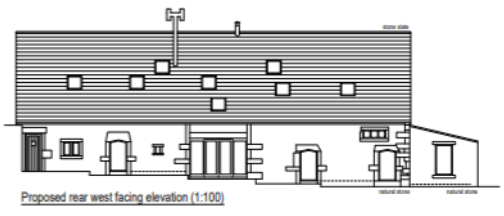
2025/0502 – Erection of single storey extension

Proposed Development

This application seeks listed building consent for a small gabled extension to south gable of the converted Lower Maythorn Barn at Whitley Common. The barn was converted under 00/0401/PR/LB into a single dwelling then later subdivided under B/01/0061/PR/LB into two. B/05/0512/PR/LB converted the two back into one, and since then, the only notable change to the building has been the replacement of softwood windows and doors with hardwood under 2021/0089. The proposed elevations are shown below:


Proposed front east facing elevation (1:100)


Proposed side south facing elevation (1:100)


Proposed rear west facing elevation (1:100)

Relevant Polices

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 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.

Local Plan Allocation

The site is within the Green Belt as identified in the Local Plan Policies Map.

The building is also Grade II listed.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB2: Replacement, Extension and Alteration of Buildings in the Green Belt - Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Policy HE1: The Historic Environment – The Council will positively encourage developments which help in the management, conservation, understanding and enjoyment

of Barnsley's historic environment by supporting proposals which conserve and enhance the significance and setting of the boroughs heritage assets.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings

Policy 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. They should respect historic precedents of scale, form, massing, architectural detail and the use of materials that contribute to the special interest of the building.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- House Extensions and Other Domestic Alterations
- Barn Conversions

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt Land
- Section 16: Conserving and Enhancing the Historic Environment

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Local Ward Councillors	No comments received.
Conservation Officer	No objection subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties and no representations have been received.

Assessment

The main issues for consideration are as follows:

- The Principle of the Development
- The impact on the Green Belt
- Impact upon Design, Heritage and Visual Amenity
- The impact on Residential Amenity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Paragraph 154(c) of the NPPF states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Local Plan Policy GB1 echoes this and Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

As such, the proposal here is acceptable in principle subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

Green Belt Assessment

The House Extensions and Other Domestic Alterations SPD sets out general principles and criteria for developments to meet where they are within the Green Belt.

It states that extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built.

Floorspace will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

The footprint of the proposed extension is small in comparison to the dwelling. There is no planning history that indicates the dwelling has previously been extended. A full floor plan has not been provided, however even the partial floor plan that has been submitted clearly shows the proposed extension is much lesser than this, thus would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF.

Considering the above, this is considered to weigh significantly in favour of the proposal. The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable

Impact upon Design, Heritage and Visual Amenity

The barn is a typical late C17 upland barn being of a strongly vernacular appearance with a heavy stone roof, small openings (former ventilation slits), with some enlarged for fenestration (some are modern) and a larger central bay cart opening. However, the barn is not plain and includes flanking Tudor arched openings, chamfered ventilation slits and moulded kneelers. Internally, many features remain including the frame including four king posts to the five bays, arcade posts, on padstones and other original associated structural timber including the original purlins and rafters to the roof. It is in short, a building of substantial character with obvious and extensive heritage significance.

The Conservation Officer raised some concerns to the initial proposal, which was similar in terms of its footprint/positioning however was designed slightly differently with a gabled roof and different window arrangements. The plans have been updated to address the concerns raised and the amended plans are now designed more sympathetically to the listed building. The proposal is therefore considered to conserve or enhance the character and appearance of the the grade II-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE3: Developments affecting Historic Buildings, GB1: Protection of Green Belt and GB2: Replacement, extension and alteration of existing buildings in the Green Belt.

Residential Amenity

In terms of residential amenity, the addition of a single storey extension will have little to no impact on the adjacent neighbours. Whilst there are windows facing towards the neighbour on the west side, these are at ground floor level and are screened by the boundary fence. As such, this would not cause overlooking and would be acceptable in terms of its impacts on neighbour amenity.

Furthermore, the extension is sufficiently distanced from the boundary and neighbours' property/main amenity area as such there will be no overshadowing as a result of the proposal.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential or visual amenity. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions