



PLANNING CONSULTATION RESPONSE

Application No	2026/0135 & 0135
Proposal	2026 0136 & 0136 (LBC & PP) Demolition of Barns Extensions and Alteration to Listed Dwelling Convert and Extend Listed Barn to Residential Far Westhorpe Farm Halifax Road Penistone
Address	Far Westhorpe Farm Halifax Road Penistone
Date of Consultation Reply	190626
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

These applications follow applications 2026/0132 and 2026/0133, which cover works to the listed farmhouse and adjacent barn ([NHLE 1192110](#) and [NHLE 1151796](#) respectively) at Far Westhorpe Farm. There has also been significant pre-application engagement concerning the scope and methodology of repairs to the buildings, together with this further proposal for the redevelopment and conversion of the barns to residential use. Importantly, the current applications are now supported by the archaeological building recording exercise required by condition associated with approved applications 2026/0132 and 2026/0133. That work, undertaken by CFA Archaeology, provides a detailed building record equivalent to Historic England Level 2. The record includes summary observations on cottage and barn, both historically and in their present condition, together with the materials, possible dates and phasing of construction. The record expands on the heritage statement submitted in support of these applications and provides much greater clarity over the historic significance of the historic buildings at Far Westhorpe.



The applications seek listed building consent and planning permission. In terms of the proposed redevelopment, the scheme has two principal elements:

- Internal alterations and external additions to the farmhouse;
- Demolition, conversion and extension of the barns to the west of the farmhouse.

The Farmhouse

The farmhouse has already been subject to initial works authorised under application 2026/0132. These include the removal of an unrestrained later wall between the modern kitchen area and the dining room, together with the taking down of a later unbonded chimney flue at first-floor level. The current plans set out a more comprehensive package of works, comprising further internal alterations and external extensions. The building has clearly evolved through several phases of development. Although it was listed in 1988, there appears to be no planning history for a number of modern alterations which post-date the core historic cottage. Principal among these is the single-storey addition to the western elevation, which is later twentieth century in date. This is supported by map evidence, as the 1960 Ordnance Survey plan shows the house without the western extension. Externally, the change in roof pitch on the rear, western roof plane, over the area currently occupied by the kitchen, lobby, utility and hallway, evidences this later phase of construction. When viewed from the southern and northern gable ends, the original span of the building remains legible. Kneeler stones which would originally have terminated the verge coping appear to have been relocated and re-used within the extension. Other original, but re-used, dressed stone is evident around the western window openings, including elements of mullioned windows which have been reinstated in whole or in part. Internally, the original extent of the footprint, now extended to the west, remains appreciable in the alignment of the lobby/rear wall and in the alternating quoins visible on a small spur of stone close to the modern porch at the northern corner. The photograph below illustrates this point. It was taken before the wall was rendered and shows both the vertical joint and the original roof line faintly visible above the middle ground-floor window in the gable. Re-roofing in concrete tiles is also evident.



Southern Gable after 1960.

Originally the house comprised of a simple two-cell dwelling at both ground and first-floor level, divided by a wall or screen with door openings to either side of the opposing fireplaces serving the main housebody / kitchen and parlour. The separating wall may itself have replaced an earlier timber screen. This interpretation is supported by the absence of stone jambs around the internal openings, as can be seen at first-floor level, and by splitting or marks visible to the soffits of the beams. The door opening on the western side of the fireplace is now blocked. The northern fireplace surround is more decorative than that in the southern room, suggesting that this space



functioned as the parlour. The present stair position is not original and represents a later alteration. My understanding is that access to the first floor was originally provided by a stair located close to the farmyard doorway. At first floor level, an embedded samson post survives supporting an early queen post truss. A second truss has been replaced with more modern fabric. In contrast to the western elevation, the eastern elevation retains a significantly greater degree of historic integrity, including surviving paired and mullioned window openings at first and second-floor level. A former central doorway has been infilled and converted to a window, while a continuous hood moulding/string course survives, separating the ground and first-floor levels. An early extension of the parlour also appears in the fragment of wall within the garden attached to the northeastern corner. This wall includes a heavy arched head stone and a window opening to the north that now functions as a dividing wall between the yard and the eastern garden.

The Proposal

The proposal seeks consent to reorganise the ground-floor accommodation and introduce a second floor above the existing single-storey element. At ground-floor level, a new dining room, lobby and enlarged hallway would be created, providing access to a further extended room proposed for use as a study. The modern partitioning which presently forms the utility, WC, lobby and kitchen would be removed, and these spaces reconfigured. Access to the first floor would be provided by a new stair located in the north-eastern corner of the hallway, which is close to the location of the original stair. The revised plan rationalises the internal arrangement while retaining several important historic features, including the stone stair, currently clad in timber, and the opposing fireplaces to the north and south. The fireplace within the new kitchen would also be retained, although it would no longer function as a fireplace. At first-floor level, two new bedrooms, a bathroom, ensuite and landing would be formed. On the eastern side of the house, the existing dining and living spaces would be retained in situ but reconfigured to provide a living room and kitchen, with the kitchen relocated from the western side of the house. In place of the late twentieth-century lean-to, a pitched-roof structure would be introduced to accommodate the laundry and boiler/plant room, with a small gabled porch addressing the courtyard to the south. The existing cart shed would be repurposed as a two-bay garage. Externally, these changes would be achieved by extending the roof to the west, using a pitched roof and valley arrangement. Although this would depart from the existing roof appearance, that roof form is not original or historic. An earlier iteration of the design proposed a shallow single-pitched, almost flat, roof. On balance, the amended design is considered more sympathetic to the form of the original house. Similarly, the northern extension, accommodating the study and Bedroom 1, is now more closely aligned with the main roof axis and ridge, which better respects the external appearance of the core historic house. While the proposal would involve a considerable degree of change, the internal reconfiguration and external additions would retain and reflect existing features and would respect the historic significance of the farmhouse. Features which are original would be retained or retained and encapsulated. Externally, the addition of a second pitched roof aligned with the main ridge is more sympathetic than the previous design and concentrates change within an area which has already been subject to significant previous alteration. By contrast, the eastern elevation and garden arrangement would remain relatively unaltered, aside from the reinstatement of the former doorway from the existing window. On the southern elevation, the discordant twentieth-century extension would be replaced by a sympathetic form which reads as subordinate to the principal house.

In summary, following dialogue with the applicants and their architect, the proposal is considered to retain the core historic house and ensure that its historic form remains legible. The extensions and alterations are proportionate, would defer to the main house, and would reflect details and elements which contribute to its significance. On balance, the proposed interventions would preserve the special architectural and historic interest of the listed building and its setting.

The Barns

The proposal for the barns retains the historic listed barns, identified as barns 7 and 8, and removes the unlisted, more modern elements, identified as barns 9 to 14. The building recording exercise has informed the understanding of their age and phasing and has clarified the relative significance of each structure. The listed barns are the most significant elements in both historic and architectural terms. barns 9 to 14 are modern, twentieth-century structures. barn 9 is the earliest of these later additions, although it remains comparatively late in date, being understood to



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date from around 1930 to 1960. Barns 5 to 8 are the oldest elements, with barn 7 known to have been constructed before 1854 and likely to date from the early eighteenth century. When viewed from the yard, from left to right, the earliest section extends from bay 2, where the threshing floor survives in situ, to bay 4 terminated by the enclosed gable wall. Opposing full-height cart openings survive to the east and west of the in-situ threshing floor. This part of the barn retains the greater part of its primary and secondary timber roof structure. However, the roof has been levelled using modern timber and secondary purlins above the original trenched purlins in order to accommodate the profiled sheet roof. The trusses are queen post trusses, with a simple overlap detail at the ridge. Barns 5 to 8 are constructed in coursed stone with heavily weathered joints (some of which may never have been pointed), while barn 9 is rendered. At the northern end of bay 4, the original external north-facing gable wall survives (but is now enclosed), including its original openings, as shown in the photograph below. This barn is likely to have been used for grain processing, including threshing, and for storage, with evidence also indicating the former presence of a hay loft, now removed. Externally, and within the internal gable wall, there are numerous narrow, round-arched ventilation openings formed in dressed stone, which would originally have been chamfered internally.



Within bay 4 looking north towards enclosed gable wall

Some of these chamfered or splayed jambs survive; however, where the openings have been widened to form windows, this detailing has been lost. Some replacement fabric has inevitably been introduced over time, but the structure appears to be in relatively good order. The barns to the north and south of this earliest barn are understood to be slightly later and date from between 1854 and 1893, and this includes bay 1 of barn 7. Within barn 8, a stone floor survives and mangers remain inset into the ground-floor walls. At first-floor level, the roof has been substantially altered. Within barn 8 there are no surviving historic trusses or rafters which appear to have been removed when the barn was re-roofed. The modern roof covering is supported on modern machine-cut purlins and ridge beams. Within this space, the walls have become detached from the floor joists, with severe spreading evident.

The Proposal

The proposal seeks permission for the removal of the later barns, including the mid twentieth century rendered barn identified as barn 9. In their place, a substantial stone-built extension is proposed, designed to reference the form, massing and appearance of the historic barns to the south. This new-build element would be constructed in stone, with dressed openings intended to reflect those of the listed barn. It would provide a range of living accommodation across ground and first-floor levels. To the western side, a further gabled extension is proposed, also providing living room and bedroom accommodation over two floors, with a walk-out balcony proposed on the



western gable. A single-storey, three-bay garage would be positioned on the north-western corner. Within the listed barns, identified as barns 7 and 8, a swimming pool is proposed, with storage or an otherwise undefined ancillary space shown within barn 6. Externally, the listed barn range would be repaired in accordance with the approval granted under application 2026/0133. The threshing floor, and the floor generally where paved, should be retained, but lifted to allow insulation to be introduced beneath. Where rebuilding is required, a damp-proof course and cavity tray would be installed, together with insulated foil-backed plasterboard to wall-plate level. The roof would be insulated between the principal timber bearers and associated structural elements; a condition has been suggested to secure this detail. The level of humidity within the barn is likely to be considerable when the pool is in use. This matter has been raised with the applicant and architect, who advise that, when the pool is not in use, it would be kept covered in order to reduce vapour pressure within the pool room. When in use, mechanical ventilation would increase the air change rate to reduce the volume of moisture-laden air. The incoming air would be heated to ensure that it remains above dew point temperature when it comes into contact with the external fabric.

Although the proposed extension is substantial, its overall form, scale, and massing broadly relate to that of the existing barn 9, which is proposed for removal. The scheme would also result in a net reduction in built form following the clearance of the modern barns of no merit to the west. These later barns are substantial structures, but they are of limited architectural or historic significance and make little positive contribution to the setting of the listed farmhouse or the historic barn range. Their removal would therefore improve the setting of both heritage assets, and this forms an important part of the justification for the proposed extensions and alterations. In relation to the west-facing gabled extension and the garage provision, a degree of design flexibility is considered acceptable, given that this part of the site is of lower heritage sensitivity. Nevertheless, the external materials should be entirely sympathetic to the historic barns, as secured through the recommended conditions. This is in order to help integrate the new and historic elements and achieve a coherent architectural composition.

Conclusion

Overall, and on balance, the proposed conversion and extension of the historic barns and the works to the farmhouse to provide additional accommodation is considered acceptable. The scheme would preserve the special architectural and historic interest of the listed buildings and their setting and would accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Barnsley Local Plan Policies HE1 and HE3, and paragraph 212 of the NPPF. Several conditions are recommended below. These may require further discussion and agreement with the applicant, but they are considered necessary to clarify key design and construction details and to ensure that the development is implemented in as sympathetic and conservation-led a manner as possible.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

External materials shall match the existing or historic materials. Upon commencement a representative sample of all new external materials will be submitted and approved in writing by the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

Upon commencement a 1m x 1m sample panel of proposed wall shall be constructed and approved in writing by the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

All openings within the internal wall (pool space) between bay 4 and 5 within barn 7/8 shall be retained. Upon commencement, details of their retention, and treatment shall be submitted and approved in writing including elevations at 1:20 and 1:5 cross sections.

The threshing floor within barn 7 shall be retained and re-laid over new insulation / underfloor heating in the existing position and arrangement.



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The York stone flags within barn 8 that provide a walking surface shall be retained and re-laid over insulation / underfloor heating in the existing position and arrangement.

The mangers set into the walls of barn 8 shall be retained and conserved in situ.

Pointing shall be a pure / lime aggregate mix 1:3 – either hot mix, lime putty or NHL. Upon commencement, the mortar specification shall be submitted and approved in writing by the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

The roofs shall be covered in natural blue / grey slates laid in diminishing courses with matching ridge tiles and verge coping to match the existing (where proposed)

Upon commencement, details of the insulation and internal treatment of the walls of barn 7 (pool space) shall be submitted and approved in writing including cross sections showing the insulation build-up of both the walls and the roof.

Windows and doors shall be timber and mounted in the reveal a minimum of 100mm. Upon commencement, details shall be submitted and approved in writing by the local planning authority. Plans shall include a representative drawing of fenestration for both the farmhouse and the barns showing details of the arrangement, method of glazing, means of opening, and decoration. The details shall include an elevation at 1:20 scale and 1:5 scale cross-sections

Rooflights shall be conservation specification, vertically emphasised, low in profile, with a single vertical divider decorated in black.

All rainwater goods and downpipes shall be metal and decorated black mounted on either spiked or rise and fall brackets. Gutters shall be box section or ogee, and downpipes shall include all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional collared connectors with hardwood mounting bobbins and discharge shoe at outlet.

The existing window and surrounds on the ground floor western elevation of the farmhouse will be reused as these are original and have themselves been re-used previously. Elsewhere, all historic dressings to openings shall be retained in the farmhouse and barns.

Upon commencement, details of the courtyard details and materials, boundary treatments and planting scheme shall be submitted and approved in writing by the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

Upon commencement an Archaeological Building Recording survey, equivalent to a Level 2 standard (Historic England 2016) shall be provided that covers both the listed Far Westthorpe Farmhouse and the listed barn approximately 20m west of the farmhouse

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Consultation Informative(s):

Planning Obligations required: