

2022/0925

Applicant: Mr Phil Winnard

Agent: Mr Tom Agus

Description: Removal of Internal Wall (Listed Building Consent) at Middlewood Hall, Middlewood Hall Lodge, Doncaster Road, Darfield, Barnsley, S73 9HQ.

Planning History

2022/0545- Removal of Internal Wall (LBC)- Refused.

2022/0550- Removal of Internal Wall- Withdrawn.

2017/0252 and 2017/0266- Erection of single storey rear extension to dwelling (Householder and Listed Building Consent)- Approved with conditions.

2009/0705 – Erection of single storey extension to dwelling – Middlewood Lodge, Doncaster Road, Darfield, Barnsley- Approved with conditions.

2006/1929 – Erection of single storey extension to dwelling – Middlewood Lodge, Doncaster Road, Darfield, Barnsley- Approved with conditions.

Site Description

Middlewood Hall Lodge is a Grade II listed building, located off Doncaster Road in Darfield, adjacent to the entrance to Middlewood Hall itself. The property is a single storey, stone built dwelling with a castellated wall and dual-pitched roof. To the rear of the property is a large hardstanding area with a detached garage that has a similar façade to that of the lodge itself. Adjacent to the side of the dwelling is a large private garden that is screened from the highway by a stone built wall and hedgerows.

To the south east of the site are C20th properties on the edge of Darfield and a large detached dwelling further down Doncaster Road. Middlewood Hall itself is to the north, with Middlewood Park adjacent to the rear of the property.

The property is within the Green Belt.

Listing description

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1151164

Date first listed:
14-Oct-1964

Statutory Address 1:
MIDDLEWOOD HALL, DONCASTER ROAD

SE40SW DARFIELD DONCASTER ROAD, (north side, off)

6/19 Middlewood Hall 14.10.64 II

Large house now 6 dwellings. C17 rear wall which shows evidence of earlier work in lower courses, extensive early C19 rebuilding, later C19 wing. Main range: ashlar sandstone, graduated slate roof with lead ridges. Wing: coursed, squared sandstone, Welsh slate roof. Main range: 2-storey, 3 : 3 : 3 windows garden front, 3 storeys to rear, deep plan. Wing: lower, 2 storeys with 2 windows and two 3-light oriel bays to 1st floor. Extensively rewindowed with C20 casements, part-glazed doors. Main range garden front: plinth at sill level. Shallow-recessed blind arcade with moulded imposts to central 3 bays. Right bay now C20 door with overlight in shouldered architrave with consoles, pulvinated frieze and cornice; similar surround to window of left bay. Central window emphasised by upswept shouldered architrave and pediment. 3 1st-floor windows in shouldered and eared architraves. Flanking canted bays break forward. Left bay has outer windows in architraves with pulvinated frieze and cornice, central window with upswept shouldered architrave and consoled pediment. Outer 1st-floor windows have large-pane sashes in plain architraves, central window with shouldered and eared architrave. Right canted bay similar but with C20 door to ground floor centre. Moulded cornice and ashlar blocking course continuous across whole elevation. 2-span hipped roof. Wing set back to right: ashlar plinth, quoins to right. Some ground-floor openings altered, now 2 part-glazed doors and 3 windows. 2 offset buttresses support moulded corbelling to 2 curved 1st-floor oriel bay windows each of 3 lights with moulded sills and cornices surmounted by pierced balustrades. Another window to right of each oriel bay. Right end of roof hipped, shouldered and corniced ridge stack. Rear: main range retains some C17 double-chamfered mullioned windows and dripmoulds to ground and 1st floors.

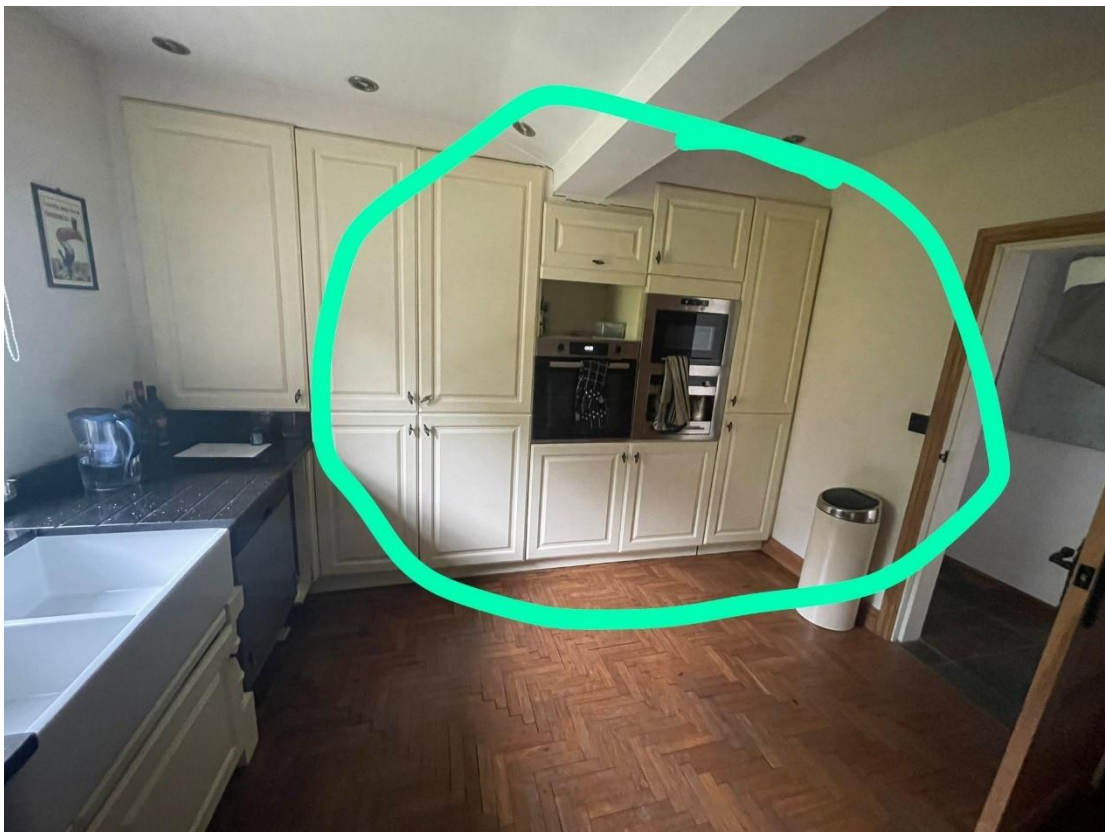
Listing NGR: SE4202904886

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Proposed Development

This application is a re-submission of application 2022/0545 and seeks listed building consent for the removal of an internal wall. This application is near identical to application 2022/0545 however the applicant has included an "appeal" for the removal of the wall on a health basis.





Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration

Local Plan

Relevant Local Plan policies include:

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.

GB2 -Replacement, extension and alteration of existing buildings in the Green Belt.

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.

HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

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.

Supplementary Planning Documents

NPPF

The National Planning Policy Framework 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.

The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 200: Any harm to or loss of significance will require clear and convincing justification

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Consultations

Ward Members- No comments received

Conservation- Object on the basis that there is no justification for the removal of the internal wall.

Representations

The application was advertised by notices in the press and a notice erected on site; no comments have been received.

Assessment

Principle of development

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 Listed Buildings.

The building has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works will be acceptable in principle.

This application is within the Green Belt, however as this application is for the removal of an internal wall it is considered there will be no harmful impact on the appearance or character of and will preserve the openness of the Green Belt and as such would be acceptable.

Impact upon Heritage Assets and Visual Amenity

The main issue to be considered in the determination of this Listed Building Consent application is: -

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

The Lodge building is listed primarily for its external architectural design and aesthetic, and it's suggested its group value with Middlewood Hall itself. Being the former gate lodge, it is clearly within the setting of The Hall and its outward appearances contributes positively to this setting.

The heritage statement states the building is listed and the works will be of no harm, however, there is no discussion whatsoever over the contribution to the significance (or in fact lack of) or impact of these internal changes.

The wall in question that separates the current living room and kitchen appears structurally original and the current arrangement illustrates the C19 plan form. It's accepted the lodge has undergone change over time and internally there has been modernisation to make the dwelling more comfortable, however this goes beyond cosmetic fit and finish and is a clear structural alteration.

Regrettably, the proposal appears totally unjustified and is very poorly detailed beyond the current wish to open up the room to create a modern open plan arrangement. As this application seeks listed building consent and there is a lack of justification for the proposal, it is considered that it cannot be ascertained what the harm of removing the wall will be or whether this is balanced or acceptable and the application is therefore recommended for refusal.

Other

Whilst it is noted an "appeal" has been submitted by the applicant trying to justify the removal of the wall on a health basis, it is not a material consideration and thus little weight can be given to it. As such the proposal remains unjustified and would therefore be unacceptable.

Recommendation

Refuse.