

**Application Reference:** 2024/0158

**Site Address:** Mill Farm, New Road, Gunthwaite, Sheffield, S36 7GE

### **Introduction:**

This application seeks listed building consent for a single storey earth sheltered extension to form new kitchen annex (Listed Building Consent).

### **Relevant Site Characteristics**

The site is located approximately 1.61 miles north of Penistone and is approximately 8 miles from Barnsley Town Centre which is located to the East. The Property is located off of New Road, the site can be accessed by Road and foot, however there are not any public transport routes nearby to connect the property. Therefore, it is only accessible via private transport or foot.

### **Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
2024/0155	<b>Erection of</b> for a single storey earth sheltered extension to form new kitchen annex	On going

### **Detailed description of Proposed Works**

This application seeks Listed Building Consent for a single storey earth sheltered extension to form new kitchen annex located at Mill Farm, New Road, Gunthwaite, Sheffield, S36 7GE.

The proposed extension will have a floor area of 112 m2. The original farmhouse building had a floor area of 192 m2. A previous small extension to the eastern gable has a floor area of 16 m2 and the porch to the south elevation has an area of 3.5m2. The total floor area of the previous extensions when added to the proposed extension in this application represents 68.5% of the floor area of the original house.

### **Policy Context**

#### 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 held 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.

The following Local Plan policies are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*

- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 16: Conserving and enhancing the historic environment.*
- Policy T4: New Development and Transport Safety

### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

### Supplementary Planning Guidance

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
- Parking
- *Heritage Impact Assessment (Adopted May 2019)*

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

### Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG).*

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

## **Consultations**

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

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Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice for Listed Building Consent was advertised. No representations have been received.

Local Councillors – No Comments Received

Historic England – No consultation required

Conservation Officer – No Objection, subjective to Archaeology comments.

South Yorkshire Archaeology Service – The application has archaeological implications. The following condition should be attached if approval is granted.

### **Part A (pre-commencement)**

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.

### **Part B (pre-occupation/use)**

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.

## **Planning Assessment**

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**

The NPPF states that local planning authorities should take into account the desirability of sustaining and enhancing heritage assets and the positive contribution that the new development would make to local character and distinctiveness.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering in whether to grant planning permission for development which affects a listed building, 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 which it possesses.

The building is Grade II listed. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate.

### **Impact upon the Listed Building**

The Council's Conservation and Archaeological have both been consulted upon this application. The applicant has submitted an archaeological report in support of the application. The Archaeological Officer has confirmed that the scheme is acceptable subject to pre-commencement conditions and pre-occupation/use conditions. This is 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. The details of these conditions can be seen in the

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such these weighs substantially in favour of the proposal.

### **Visual Amenity and Impact upon Listed Building**

The proposal will not harm the external appearance of the listed building, or the visual amenity of surrounding area. The design of the proposal has been created to compliment the existing building and both the Council's Conservation and Archaeology Officers have been consulted upon. Changes have been made to the scheme to better reflect the area with the reduction of glazing to the development and redesign. Both Officers have been satisfied with the amendments, and it can be considered that the proposal would conserve the character of the area and enhance this heritage asset.

### **Planning Balance and Conclusion**

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

### **RECOMMENDATION: Approve subject to conditions**

## **Justification**

### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

It has been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**