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STATEMENT OF SIGNIFICANCE

CAT HILL HALL, CAT HILL, HOYLANDSWAINE, SHEFFIELD

APPLICATION FOR CONSTRUCTION OF A MÉNAGE FOR USE IN ASSOCIATION WITH EXISTING STABLES (PRIVATE USE)

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1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site which falls within the curtilage of a Grade II* Listed Building, Cat Hill Hall. The proposal seeks the construction of a ménage for private use within the grounds of the property for use in conjunction with the existing equestrian use at the site. The existing equestrian use was established following the Council granting permission in 1988 (LPA Ref: 88/0062/PU/LB).

The purpose of this document is to provide a statement on the site in the context of the potential impact of the proposed development on the subject Grade II* Listed Building. The statement provides objective opinions on the visual aspects of the site, proposal and setting.

The report is produced in the context of the National Planning Policy Framework which states:-

> ***"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*** (TPC underlining)

This report, therefore, considers the impact of the development of the proposed ménage on the setting and appearance of the Grade II* Listed Building.

It is considered that the proposed subject development will not lead to issues of harm to the significance of the designated asset for the reasons that will be set out.

2.0 STATUS OF PROPERTY

The subject property was first Listed as Grade II* on the 23rd June 1965 and is identified as ***"Cat Hill Farmhouse"*** (the property is now known as Cat Hill Hall). The Listing states:-

"Farmhouse. 1634. Deeply-coursed dressed stone. Stone slate roof. Two-cell plan with projecting rear kitchen wing. Two storeys and attic. Near-symmetrical three-bay front. Chamfered plinth. Central two-storey gabled porch with elaborate doorway with moulded surround, imposts and deep shaped lintel. Hoodmould over with large moulded stops. 2-light window to 1st floor and a single light to gable apex. The left and right bays are both gabled. The left bay has a 6-light transomed parlour window with king mullion, a 4-light lst-floor window and a 2-light attic window. The right bay has a 4-light transomed ground-floor window and a 4-light lst-floor window both with ornamental hoodmould stops, diagonal to ground floor and heart-shaped to 1st floor. 2-light attic window. Moulded gable copings, roll-top parapets and finials. Two large square ashlar stacks, one central, in line with door, the other relating to the kitchen wing. Rear: extensive rebuilding, in keeping. Gabled kitchen wing projects on left.

Right return: the left part is gabled with a 2-light transomed window to ground floor under a hoodmould with big square stops. The kitchen wing to right is of two near-symmetrical bays with central, Tudor-arched door with 3-light window to left and 2-light window to right, both transomed and all under continuous hoodmould which rises over the windows. Two 3-light windows

to 1st floor.

Interior: slightly cambered-arched fireplace with keystone and moulded surround in parlour. Wide elliptical-arched fireplace in kitchen.

Hunter states that the hall, formerly known as Catling Hall, was dated

"I T 1634" (date not found at resurvey) and was occupied by the Sotwell family in the C17.

Rev. J. Hunter, History of the Deanery of Doncaster and South Yorkshire, 1820.

L. Ambler, Old Halls and Manor Houses of Yorkshire, 1913."

It will be noted that since that time the Council have granted planning permission and Listed Building Consent on numerous occasions with the result that the original property has been significantly altered and extended, and included the construction of 3no stables attached to the original listed structure.

3.0 ASSESSMENT

This proposal will result in the construction of a ménage for use in association with existing equestrian facilities. Detailed consideration was given towards preserving the setting of the Listed Building.

Prior to proceeding with the submission of the application, a number of investigations were undertaken in respect of conservation issues and heritage interests:-

(i) The property benefited from substantial grounds to locate a ménage and it was therefore determined to site the ménage away from the Listed Building in an inconspicuous location.

(ii) The location of the proposed ménage to the south of Cat Hill Hall was chosen which benefits from being located on higher ground and having a dense belt of mature vegetation, which ensures that the ménage is visually separate from the Hall. Indeed, owing to the change in land levels and vegetation, it is difficult to envisage any location where both the ménage and Listed Building can be seen together. This proposal will retain the existing vegetation to ensure the protection of the visual setting of the Listed Building.

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4.0 SUMMARY

The application site forms an important Grade II* Listed Building and its associated curtilage. The private equestrian use of the site has already been established through the permission for stables granted by the Council in 1988. The site is also within an area characterised by other equestrian uses within this Green Belt and Area of Landscape Value.

It is considered that the addition of a ménage at the subject site in a manner which is sensitive to the site, its setting and the Listed Building is acceptable. The proposed location of the ménage and the existing vegetation surrounding the area ensures the proposal will not harm the setting of the Grade II* Listed Building in visual terms.

It can be reasonably concluded, therefore, that the proposal will not give rise to issues of harm to any designated heritage asset or key feature.