

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

**THE GRANARY, 3 FIELD HEAD MANOR
ELMHIRST LANE, DODWORTH**

AUGUST 2021

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1. INTRODUCTION

- 1.1 The Government published the revised National Planning Policy Framework in February 2019. Paragraph 189 of the Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

2. THE SITE AND PROPOSALS

- 2.1 The site is located within a group of residential dwellings in a semi-rural location in between Silkstone and Dodworth and to the north of the clubhouse at Silkstone Golf Club.
- 2.2 The property occupies a corner position in the attached L-shaped group and adjoins Nos 2 and 4. It has a sizeable garden area to the rear which extends towards the boundary of the golf course to the west and runs parallel to the garden to No 2 to the east.
- 2.3 The proposal is to replace a dilapidated post, rail and mesh fence with a solid horizontal timber fence 1.8m to provide privacy to the adjacent boundaries with No 2 Field Head Manor.
- 2.4 The application is retrospective as work has already commenced on the erection of the fence.

3. HERITAGE CONTEXT

3.1 The Granary is a Grade II listed building.

3.2 The listing description is as follows:

Cottage adjoining to 6.10.82 north of Field Head Farmhouse (formerly listed as barn to north of house at Field Head Farm)

Former cruck frame farm building now house. C16 or C17 origin, converted and rebuilt c1985. Coursed squared stone. Tile roof. Two arched entrances (one to garage) and two square windows.

Interior: Three cruck trusses, two of which retain extended tie-beams.

4. PLANNING POLICY CONTEXT AND ASSESSMENT

4.1 Policy HE1 of the adopted Local Plan supports proposals which conserve and enhance the significance and setting of the borough's heritage assets.

4.2 Policy HE3 requires proposals involving additions or alterations to listed buildings to conserve and where appropriate enhance that building's significance.

4.3 Paragraph 189 advises that 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.

- 4.4 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 4.5 The proposal is to replace a dilapidated post, rail and mesh fence with a 1.8m high solid timber fence running on two sides of the boundary to the property – to the north and east where it adjoins No 2 Field Head Manor. Although of a modern appearance given its location within the grounds of the property and its function it would have a neutral impact on the setting of the listed building and would therefore comply with the relevant policies listed above.
- 4.6 Accordingly there is no conflict with relevant policies in either the NPPF or the Replacement UDP.