

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**

NOVEMBER 2021

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1. INTRODUCTION

- 1.1 This statement is submitted in support of planning and listed building applications for various external works at The Granary, 3 Field Head Manor, Elmhirst Lane, Dodworth.
- 1.2 The purpose of this statement is to assess the planning policy issues, the significance of the heritage asset, the impact of the development on the heritage asset, and to provide a justification for the proposals.

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 carry out various external works in the grounds of the property as follows:
 - Raised planters;
 - Gravel area for additional off-street parking (to rear of and accessed through the garage);

- 1m wide stone footpath adjacent to rear elevation;
- Paved area re-using existing concrete flags adjacent to proposed gravel parking area;
- New patio with stone paving;
- New 900mm wide stone flagged path to front and side of house with gravel border;
- Raised decking area to side of house linking to new patio area.

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 OF PROPOSALS

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 The Government published the latest version of the National Planning Policy Framework in July 2021.
- 4.4 The Framework defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area, which is the relevant historic interest in the case of this development. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.
- 4.5 Paragraph 194 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.
- 4.6 Paragraph 199 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.
- 4.7 The proposals predominantly relate to works to the rear of the property and involve various materials – gravel, stone and concrete flags (the latter already in-situ and

being recycled). The decking would be a small narrow area to the side of the bousing leading onto the proposed stone paved outdoor patio/sitting area. The lawned garden would remain the dominating area at the rear.

- 4.8 The proposals will not have any adverse impact on the architectural and historic character or appearance of the building and its setting. The proposals will effectively be neutral and will not result in any harm to the heritage asset.
- 4.9 Accordingly there is no conflict with the relevant policies in either the Framework or the Replacement UDP.