
2022/0589

Mr A Graham & Ms Scargill

Re-roofing of dwelling (Listed Building Consent).

Keresforth Hill Farm, Dark Lane, Barnsley, S70 6RE

Site Description

The site is located on Dark Lane, close to the junction with Keresforth Hill Road, whilst located within a green belt setting, it is located within close proximity to urban Barnsley and the town centre. Dark Lane is characterised by large, detached dwellings located in large plots, to the north-east of the property is a modern development of approximately 5 detached dwellings constructed in the 1990s.

The site is occupied by a 17th century, Grade II listed dwelling constructed of coursed rubble with a 20th century roof covering.



Site History

77/0012 – Restoration and minor alterations to listed building

78/0010 – Amendments to approved plans in respect of garage and roof details involved in restoration of listed building

97/0303 – remove fireplace, re-build and install new heating/cooking appliance to listed building

Proposed Development

The applicant seeks retrospective permission for the roof repairs including replacement timbers and roof tiles.



Photo 1. Replacement roof tiles

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan and therefore the relevant policies are relevant

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

NPPF

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies

which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt however there are exceptions to this, which amongst others include:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 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 (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Consultations

Conservation Officer – no objections

Ward Members – no comments received

Assessment

Principle of Development

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 are acceptable in principle.

Visual Amenity and Impact on Listed Buildings

The building was listed in 1977 and has clearly undergone substantial alteration and modernisation, probably as a result of applications B/77/0012/LB/BA and B/78/0010/LB/BA. The roof is currently covered with Hardrow concrete tiles which are noted in the list description; these have become weathered and eroded and now appear very pitted and require replacement having reached their end of life.

The Conservation Officer visited the site and met with the owner and roofing contractor to discuss the replacement / repair options and other matters that included the repair and replacement of some rafters and roof timber. This work is required following advice from Building Control who advised the degradation of the timbers required mitigating. The need for this was accepted, but it was advised this would need to be carried out using traditional materials and methods using oak roof timbers and oak pegs (as opposed to modern materials) to retain the historic integrity of the remaining roof structure.

The Conservation Officer is of the opinion the late 70's Hardrow roof is a poor reproduction for the traditional roofing slate. However, a compromise was made, and it was considered acceptable to use a modern synthetic tile that closely resembles the traditional stone slate. Overall, given the detailed discussions that have taken place over the materials and methods and the precedent of the pre-existing modern (artificial tile) roof, the Conservation Officer sees no harm in this development and raises no objections.

It is therefore considered that the retrospective roof works would not have a detrimental impact on the character of the area, the openness of the green belt or upon the listed building and as such is considered acceptable and in compliance with Local Plan Policy HE1, D1, GB1 and GD1.

Residential Amenity

The proposal is for a replacement of the roof covering of the property only, which does not impact upon the residential amenity of neighbouring properties and as such is considered acceptable in terms of residential amenity.

Conclusion

Based on the assessment above it is considered that the replacement of the roof covering and supporting timbers would not have a significant adverse impact on listed asset or character of the area and as such is in compliance with Local Plan Policies HE1, HE3 and D1 and is acceptable.

Recommendation

Approve