

Application Reference: 2025/0510

Site Address: Croft Cottage, 1 Woolley Manor Barn, Blacker Green Lane, Silkstone, S75 4NF

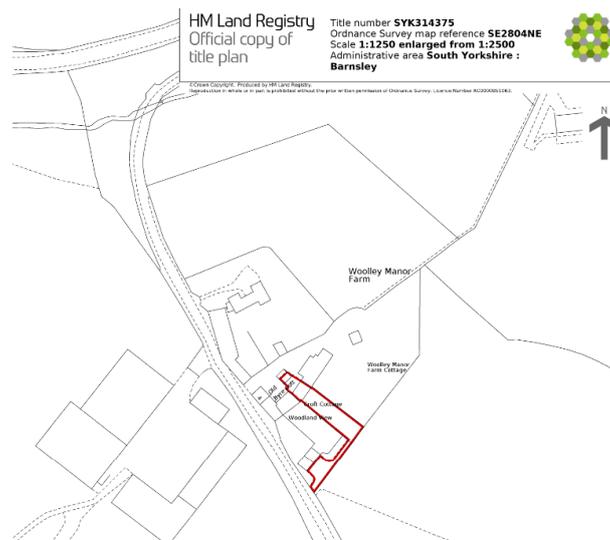
Introduction:

This application seeks planning permission for the replacement of existing wooden door with cottage style half glazed door and painting of external wooden windows and doors in heritage green (Listed Building Consent). The proposal will also see the erection of a greenhouse and the relocation of the existing garden shed approved under (2017/0705 and 2017/0706).

Relevant Site Characteristics

The site is located to the east of Blacker Green Lane in Silkstone. The site is located within the Green Belt and forms part of a Grade II listing inclusive of the neighbouring attached properties, and Woolley Manor located to the north of the site.

The site consists of a Grade II listed converted barn, set amid a row of attached converted barns. Croft Cottage is a mid-terrace barn conversion set in a courtyard off Blacker Green Lane. The barn has a good sized long rear garden spanning to the southeast by approximately 30m in length. The rear garden area, due to the location is hidden away from view from Blacker Green Lane, bound by hedging. Beyond the garden area are open fields.



Listing

3/170 Barn range approx 30 25.9.81 metres south of Woolley Manor Farmhouse including Woolley Manor Cottage

GV II

Long range incorporating cottage, farm buildings, and barns. Timber work probably C16, clad in stone in C17 and later 1980s conversion to left end (northeast). Coursed rubble with quoins. Stone slate roofs. Cottage of two storeys. Cottage to left with front outshut, taller L-shaped range of barns to right. The cottage has C20 openings to both elevations. The barn range has a quoined square-headed cart entry in its internal angle. Some exposed timberwork in the left gable. The range which projects to the right is in two builds and has two quoined entrances and various altered

openings. Its gable end, on the right, has a first floor, chamfered, quoin doorway with a cambered head, two round-arched ventilation slits and a 2-light double-chamfered window (blocked and with mullion removed). Moulded gable-copings on decorated moulded kneelers.

Interior: The main range has seven timber post and truss frames with principal rafter trusses with queen struts. Some have studding in the truss and one has studding below the tie-beam. The left three frames are narrower and have no posts visible on the rear side. A similar arrangement exists within the cottage to the left. The range at 90° has three king-post trusses with one post adjacent to the barn door.

P F Ryder, Report for South Yorkshire Archaeology Service, 25th May 1977

Listing NGR: SE2870205010

Site History

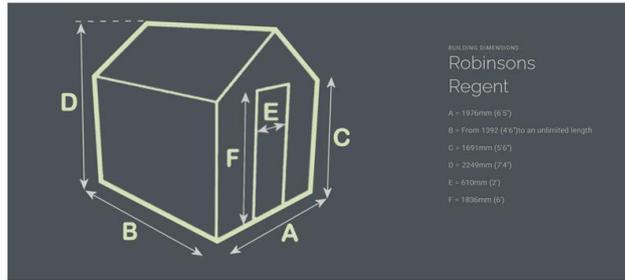
| Application Reference | Description | Status (Approved/Refused) |
|-----------------------|--|---------------------------|
| 2017/0705 | Erection of garden shed | Approve with conditions |
| 2017/0706 | Erection of garden shed (Listed Building Consent) | Approve with conditions |
| 2018/0534 | Erection of single storey front extension to dwelling. | Approve with conditions |
| 2018/0590 | Erection of single storey front extension to dwelling (Listed Building Consent) | Approve with conditions |
| 2018/0904 | Discharge of conditions 4 and 5 of application 2018/0590 (single storey front extension) | Approve |

Detailed description of Proposed Works

The proposal is to replace the existing wooden door with a cottage style half glazed door. The proposal is also to paint the external wooden windows and doors in heritage green.

The proposal is to also erect a green house in place of an existing shed located at the bottom of the rear garden. The greenhouse will measure 1.9m x 2.6m, 1.69m to the eaves and 2.25m total height.

The original application included painting the gutters and downpipe. This was deemed unacceptable and has been removed from the proposal.



Relocation of shed highlighted in red, position of greenhouse in yellow.

Relevant policies

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:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy HE1: The Historic Environment
- Policy HE3: Developments affecting Historic Buildings

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
- Barn conversions

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.

A site notice was also posted close to the property, and an advert was posted in the local paper.

A second round of consultations were sent out in view of changes to the proposal and additional information received as part of the proposal.

2 neighbour representations have been received with the following concerns:

- The colour will look out of place in this historical setting.

- The colour change will impact the visual amenity of the area.
- Concerns with regards to impact to heritage asset.
- Will appear domesticated (Colour proposed not acceptable).

Conservation Officer – No objections to the revised scheme

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 site is a Grade II listed building. The application therefore needs to be assessed in principle against Local Plan Policy HE1 and HE3 and Government advice in the NPPF.

Scale, Design and Impact on the Character

The proposal involves changing the colour of the windows and doors. Croft Cottage forms part of the listed barn range south of Woolley Manor. The barn has undergone some changes over the years and is now a domestic building, subdivided into five dwellings. The current windows and doors are simple timber units with little detail or adornment which harmonise reasonably well with the character of the building. They are dark stained but modern.

Given the very clear subdivision and the scope of the late C20 alterations, the proposed changes to the windows and doors are not expected to detract from the heritage asset. The new door will replace a modern vertically boarded door, and the windows will be painted a heritage green (medium grey). There are objections from neighbouring properties with regards to the potential harm to the listed building. These have been acknowledged however, the Conservation Officer has assessed the proposal and has concluded that the change will be slight and will not harm the heritage significance of the listed building, which underpins the reason for listing.

The original application proposed a change in colour to the guttering and downpipes, this was assessed and deemed not acceptable due to the potential harm. For this reason, the rainwater goods should remain black and unchanged. This part of the proposal has been omitted from this application.

The proposal will also see the relocation of the existing shed midway down the garden. The shed will be screened from view by existing shrubs and trees. The application proposes to erect a greenhouse within the same position as the existing shed, at the bottom of the garden away from the barn itself. The greenhouse will be in heritage sage and traditional in design and The Conservation Officer has no objections to the proposed greenhouse and relocation of the shed due to the size, location, and limited impact on the Listed Building and surrounding area.

As a consequence, there is little prospect of harm to the setting of significance of the listed building. The proposed changes are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1, Policy HE1, Policy HE3 and House Extensions SPD.

Significant weight has been given to the design and impact on the local listed building and the character of the area.

Impact on Neighbouring Amenity

The proposed greenhouse will be located close to the neighbouring boundary in place of the shed. Taking into account the design and size of the structure and the fact the total height of the greenhouse will be just over the height of a permitted boundary fence, in this instance the proposal is acceptable. The shed will be relocated a short distance away from the original location within and will be screened by existing vegetation. The shed is not expected to cause any loss in residential amenity in compliance with Local Plan Policy GD1 and D1.

Limited weight has been given to the impact on residential amenity.

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. The applicant amended the proposal accordingly and as a result the proposals were 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.