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Heritage statement for the conversion of a large garage and store into a self contained annex for a close elderly relative at The Barn Lower Belle Clive Farm Hartcliffe Road Penistone.

The site lies to the South East of Penistone, in the heart of the green belt. Accessed by a private lane off Hartcliffe Road, the property is one of two listed barn conversions originally part of Lower Belle Clive Farm, the original farm house also forming part of the cluster along with assorted agricultural buildings. The three properties share a common courtyard. The land slopes from North to South giving wonderful views across Langsett from the gardens & paddock to the rear of the property. The property is constructed of stone with stone slate roof, original openings have been kept with stained timber windows, the lower subservient garage and bedroom block on the eastern end is a new addition completed as part of the original conversion, it is tied in seamlessly with the original. There are a number of small conservation roof lights. The original planning application for conversion into residential and extension of garage and bedroom was completed approximately 10 years ago. The double garage and store which is the point of this application was granted planning permission in 2007 application number 2007/0161 which is also constructed from stone with a slate roof.





The proposal is for the conversion of the existing double garage and store into a self contained annex for the sole use of a close elderly relative.

The site is within the green belt, the barn is a grade II listed building.
Relevant Legislation and Guidance - National Planning Policy PPG2 sets out guidance on protecting the green belt and reuse of buildings within.
Barnsley MBC supplementary planning guidance 6 - Barn Conversions, gives guidance on the external detailing of a barn conversion
English Heritage also offer advice on conserving listed farm buildings.
The proposal is in line with all relevant legislation and guidance.