



Grade II Listed Farmhouse



Adjacent Barn

1.0 Introduction:

This report has been prepared to support an application for full Planning Permission and Listed Building Consent for works at Royd Field Farm Cubley and involve works to an existing Grade II Listed Farmhouse, including demolition and the conversion of a curtilage barn into a dwelling and associated works including the erection of garages.

2.0 Heritage Assessment

2.1 Relevant Legislation

The Planning (Listed Buildings and Conservation Area) Act 1991

This application affects a Listed Building and a curtilage building within its setting; as a result, the main issues to be considered from the perspective of the Act is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset.

Section 66 (1) of the Act states:

- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2 Planning policies

2.2.1 National Planning Policy Framework Dec 2024

A heritage statement is required to support this application to explain the heritage interest (significance) of the site and its setting. Paragraph 207 of the NPPF is clear:

- *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.*

The question of significance (for heritage policy) is defined as:

- *The value of a heritage asset to this and future generations because of its heritage interest.... significance derives not only from a heritage asset's physical presence, but also from its setting.*

Paragraph 208 explains:

- *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).*

Furthermore, paragraph 210 (a) highlights that during the determination of applications in a heritage setting account should be taken of:

- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Para 219 states that:

- *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

2.2.3 Barnsley Local Plan 2019

Historic Environment

Policy HE1 The Historic Environment, states that the council will:

...positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

This will be achieved by:-

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.*

Policy HE3 Developments affecting Historic Buildings, states:

Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- *Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.*
- *Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

Policy HE5 the Demolition of Historic Buildings, states:

The demolition of listed buildings, buildings that make a positive contribution to a conservation area, buildings in registered parks and gardens, or other buildings (including locally listed buildings) with evident historic significance will not be approved unless:

- *Demolition involves partial demolition where that element can be shown not to contribute positively to the area or the heritage significance of the asset.*

2.3 Historic Context and Significance

Evolution and significance of Royd Field Farm

The official list entry registered with Historic England states that Two Cottages at Royd Field were first listed in April 1988. It provides the following information:

Location: Two Cottages at Royd Field, Mortimer Road

List Entry Number: 1191979

Grade: II

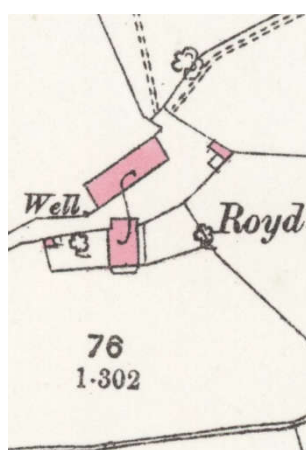
PENISTONE MORTIMER ROAD SE20SW (east side, off), Cubley 3/54 Two cottages at Royd Field

Pair of cottages. Circa 1800. Coursed, squared stone. Welsh slate roof. Two storeys. One bay each. Quoins. Paired central doorways with common centre jambs and deep lintels. Three-light, flat-faced mullion window to left and right both floors. Gable copings on moulded kneelers. Rendered gable stacks. Continuous outshut to rear. Small rendered gabled addition to right return.

The reference to two cottages rather than the Farmhouse as is referred today may be based upon the external appearance and is likely to have been an historic use as a pair of cottages with two remaining staircases internally. It is not known if or when internal alterations were necessary to provide through access to both cottages therefore creating a single dwelling.



1854 OS Plan



1893 OS Plan



OS Plan 1949



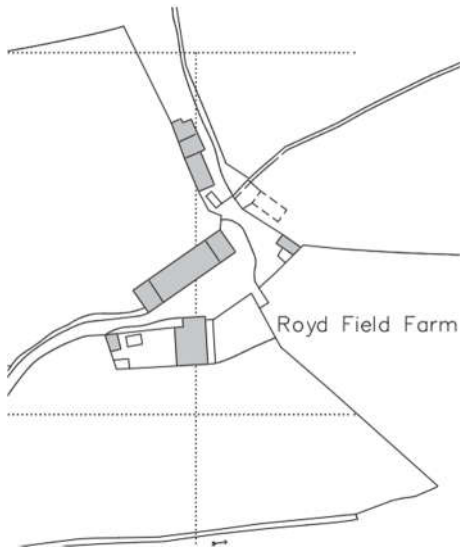
1967 OS Plan



1971 OS Plan

The map progression suggests that the farmhouse and the barn together with a small remaining outbuilding are the principal buildings located at the site that have remained relatively unchanged since they were first constructed prior to 1854.

Stables to the north and further outbuildings to the east were added between 1949 and 1967, the stables to the north still remaining today.



Extract from 2023 Ordnance Survey.

The Farmhouse and barn to the north remain largely unaltered, the stables and outbuilding to the north remain as does a small outbuilding to the east and the remains of an outbuilding in the rear, west, garden of the Farmhouse along with a number of timber prefabricated sheds.

The significance of the site relates to the historic and architectural value of the Grade II Listed Farmhouse and its setting which is strongly associated with the principal barn to the north and to a lesser degree the peripheral outbuildings. The Farmhouse has had an extension to the north side (shown below), which, although not recent, may now be considered to be inappropriate due primarily to the pebble-dash render finish.



Existing addition to north of Farmhouse.

The two-storey barn is located to the north of the farmhouse with principal openings located on its south elevation creating an attractive courtyard setting between the Barn and the

Farmhouse. Most of the openings appear to be original except a door and side light combination just to the west of the main arched barn door.



Main Barn south elevation



Main Barn south elevation



Main barn north elevation



Small outbuilding to east.

There are few openings on the north elevation of the barn. There is one original doorway located opposite the arched barn door to the south and three relatively modern openings that provide natural light to the former milking parlour. Due to the location of the buildings the north elevation cannot be viewed in the same context as the listed farmhouse and so has lesser importance to the setting of the listed building.

The arrangement of the farm buildings which helps to understand their historic function, and their visual connection are important in establishing and understanding their historic relationship and architectural significance.

The Grade II Listed Farmhouse is important due to its age and architectural detail although modern interventions such as the pebble-dash rendered extension and the replacement of original windows with Upvc have had a negative impact.

The small outbuilding to the east (shown above) provides an insight into the former use and is evident on the historic ordnance survey plans; it should be retained and very simply restored.

3.0 Proposals

The proposals seek to address some of the inappropriate works carried out to the farmhouse and convert the principal barn into a dwelling as well as erecting secure garaging to serve the barn and farmhouse.

It should be noted at this point that there is currently a public footpath which passes through the farm between the farmhouse and barn and that an application has been made for a footpath diversion in accordance with the details shown on the plans although the proposed works are not reliant upon consent for the diversion.

3.1 [Works to the Farmhouse](#)

- Roof to be re-laid using reclaimed blue slate to match existing. Chimneys to be repointed and lead flashings to be renewed. Gable copings to be re-bed and flashings to be renewed. Existing gutters to be replaced with timber ogee on wrought iron brackets and with circular cast iron rainwater pipes with black paint finish.
- Carry out repair to walling on east elevation to two small areas of stonework shown on S01 Farmhouse Survey, using reclaimed materials. Rake out and re-point all external walls using lime-based grit sand mortar flush with brushed or bagged finish.
- Remove Upvc window frames and replace with timber frames with flush casements and off-white paint finish set into deep reveals of at least 100mm; weather proofed with a flexible mastic sealant and over-pointed with a mortar fillet.
- Replace doors with vertically boarded oak doors and matching frames with medium oak finish and antique black ironmongery.
- Take down existing 'extension' to north of farmhouse (12.3sqm), and erect new extension (16.2sqm) built in stone to match the farmhouse with a contrasting stone slate roof, stone gable copings, external walling in stone flush pointed in lime-grit sand mortar, with stone surrounds to door and window openings as shown and windows and doors as described. Rainwater goods to be matching timber ogee gutters and cast-iron rainwater pipes.

3.2 [Works to the Barn](#)

- Existing barn to be converted into a single dwelling. Alterations to existing appearance on the south elevation facing the Listed Farmhouse to be kept to a minimum; one new window opening in the single storey element to the east and the non-original door/window combination adjacent to the principal barn door to be altered to a simple window. A glazed opening to the large barn door has been recessed to help emphasize the arched principal barn door. A number of new and altered openings have been shown on the north elevation whilst maintaining the simple aesthetic of the barn.
- Replace existing concrete roof tiles with good quality artificial stone slates in the form of Bradstone Old Quarried artificial stone slates, colour ref: Lichen Green in diminishing courses with matching ridges. Single storey addition to the east of the main barn to have natural blue slates.

- Existing stonewalling to be retained; rebuild small area of external wall to single storey east elevation as shown on S02 Barn Survey, using reclaimed materials and then repoint throughout in lime-based grit sand mortar finished flush and brushed or bagged off.
- Rooflights where shown, to be low profile conservation style with central glazing bar and dark grey finish.
- Rainwater goods to be ogee section gutters on rise and fall brackets and circular rainwater pipes in aluminium with black ppc finish.
- Window frames to be in hardwood with flush casements and blue-grey paint finish set into deep reveals of at least 100mm; weather proofed with a flexible mastic sealant and over-pointed with a mortar fillet.
- Larger frames and Bi-fold doors to be in aluminium with ppc finish to match the colours of the windows.
- Single doors to be vertically boarded oak with matching frames and medium oak finish and antique black ironmongery.

3.3 Outbuildings and Garages

- Existing outbuildings to be carefully restored and repaired with no alterations to design or materials - Planning/Listed Building Consent therefore not required.
- Erect single storey garages in regularly coursed reclaimed stone flush pointed in lime-based grit sand mortar as before described. Roofing to be in Bradstone Old Stone artificial stone slates colour ref: Lichen Green in diminishing courses and with matching ridges. Rainwater goods to be ogee section gutters on rise and fall brackets and circular rainwater pipes in aluminium with black ppc finish. Form door and window openings as shown on the plans.
- The Garages include the provision for bio-diversity enhancements in the form of integrated bat boxes as recommended by the Ecologists Report.

4.0 Impact, Mitigation and Justification

The Grade II Listed Farmhouse, whilst being occupied until fairly recently is in need of internal modernisation and this provides an ideal opportunity to address some inappropriate interventions of the past to better reveal its significance. The adjacent barn is important to the listed farmhouse and its sensitive restoration and conversion will help to maintain and enhance the setting of the listed building.

The erection of garages could be considered to have an impact however they are essential to provide secure storage and parking in this isolated location and have been designed as subservient buildings within the original farm constraints but far enough away to have any significant impact on either the farmhouse or the barn.

The improvement works to the farmhouse which includes the replacement of inappropriate Upvc windows and the re-design of the single storey addition is considered to make a positive contribution, as is the restoration and conversion of the principal barn, providing an alternative use and helping to secure the individual enhancement to both buildings and in particular improving the setting of the Grade II Listed Farmhouse for the future.

The overall impact of the proposed works on the listed building and its setting is considered to be LOW.

Mitigation is provided in the form of careful and appropriate restoration, good design, and the use of high-quality materials that are sympathetic to the local aesthetic and consistent with the surrounding building vernacular.

We consider that the works have a very limited impact upon the listed building and its setting, and that adequate mitigation is provided to address any adverse impact such that the proposed works are fully justified.

Paragraph 219 of the NPPF advises that:

‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’

Whilst it could be argued that this may not be ‘new development’ it does seek to reinstate an important building within the setting of a heritage asset which will ‘better reveal its significance’ and therefore should be treated favourably and lead to a viable end use.

Through the careful application of sympathetic design, details, and materials the essential character and heritage value of the farmhouse, the adjoining barn and the overall setting will remain intact and be enhanced by the improvements proposed, helping to establish a long-term sustainable use.

Summary:

In summary it is worth reflecting on Para 210 of the NPPF. 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;

This proposal provides an opportunity to physically and visually sustain and enhance the significance of the listed building by improving the building and its setting. For this reason, we suggest the application for consent should receive the backing of the planning authority.

MBooth Design

APPENDIX A – General Photos



Fig 01. Farmhouse – Gable South, and East Elevation.



Fig 02. Farmhouse – Gable North, and East Elevation



Fig 03. Farmhouse – East first floor window bulging stonework.



Fig 04. Farmhouse – Typical view of existing Upvc window frames.



Fig 05. Farmhouse – Gable South and West Elevation.



Fig 06. Farmhouse – West Elevation.



Fig 07. Barn – West gable and stone steps.



Fig 08. Barn – South Elevation.



Fig 09. Barn – South Elevation (west end).



Fig 10. Barn – South Elevation.



Fig 11. Barn – East gable.



Fig 12. Barn – East gable and north elevation.