
2021/1414

Applicant: Alan Dickinson

Description: Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed

Site Address: Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG

Site Location and Description

Annat Royd Farm is located to the south west of Ingbirchworth, off Spicer House Lane. The farmstead is set well back from the road and comprises a Grade II Listed 'L' shaped barn and Grade II Listed Farmhouse set in a courtyard formation with a single storey store to the east edge of the courtyard. The milking parlour is to the south of this store and is largely fallen down. A stone walled orchid and garden area is to the south.

In addition to the historic farmyard, there are a number of modern steel framed barns and storage buildings to the north, west and south.

Proposed Development

It is proposed to demolish the remains of the milking parlour/shed and store and to build a new dwelling on the combined footprint. The dwelling will be a single storey building with 3 bedrooms (one-ensuite), shower room, family bathroom, office, sitting room and kitchen/diner with utility.

The design replicates the scale and massing of the former milking parlour/shed and store, with a flat roof extension linking them.

The design approach for the milking parlour and store remains traditional with smaller paneled windows, whilst the link extension is more modern with larger expanses of glazing.

Planning History

2013/0106 – Erection of Agricultural Portal Framed Storage Building – Approved

2020/0955 - Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed (Listed Building Consent) – Refused

2020/0956 - Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed – Refused

History for the adjacent Far Royd Moor Farm, also owned by the Dickinson family

89/0728 – Erection of dwelling (agricultural justification) - Refused

91/0368 – Conversion of existing farmhouse to form two dwellings - Approved

2003/0160 – Erection of two storey extension to form granny annex to dwelling – Approved

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

Local Plan Policies

The site is allocated as in the Green Belt in the Local Plan where GB1 applies, protecting the Green Belt in accordance with National Planning Policy.

Policy GB4 allows for a permanent agricultural workers dwelling provided that:

- They support an existing agricultural activity on a well-established unit;
- There is clearly an existing functional need which relates to a full time worker;
- The unit and the agricultural activity have been established for at least 3 years and profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;
- The functional need could not be fulfilled by another existing dwelling on the unit or in the area which is suitable and available.

Development will be expected to:

- Be of a size commensurate with the established functional need;
- Be sited directly adjacent to existing buildings wherever possible;
- Be of a standard of design and respect the character of its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

The Farm House and Barn are Grade II Listed and it has been judged that the buildings proposed to be demolished are curtilage buildings therefore the following are also relevant:

Policy HE1 The Historic Environment - We 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.

Policy HE2 Heritage Statements and general application procedures, proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

Policy HE3 Developments affecting Historic Buildings - 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.

NPPF

The National Planning Policy Framework 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 the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of

doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Conservation Officer – No objections, detail is in the report below.

Representations

The application has been advertised by way of a site and press notice. No comments have been received.

Assessment

This application is linked to application 2020/1413 which seeks planning permission for the same scheme of works. Whilst this application is primarily concerned with the impact on the historical significance of the site, the justification for the works relies on the planning permission being granted and therefore it is appropriate to confirm that planning application 2020/1414 is being recommended for approval.

In considering the design approach, the buildings being rebuilt are acknowledged to form part of the curtilage of the farm complex, which the Conservation and Design Officer has stated is of substantial historical significance. The buildings are lesser buildings within the complex and dilapidated. The application proposes the complete demolition of the derelict structure as well as the store to its north which is separated by a gate which gives access to the field beyond. The later milking parlor which is derelict is of somewhat lesser quality but still forms part of the historic development of the site. The new proposal seeks to rebuild a single storey dwelling on a similar footprint. This dwelling replicates the massing and overall form of the existing buildings (when in a state of repair) and retains a sense of physical separation (as with the existing arrangement) of the two gabled elements by employing a flat roof over the sitting room. To the courtyard side the design is restrained and uses traditional details (arched opening, mullioned windows etc.) that reflect the historic setting. To the east the new flat roofed infill is more contemporary with large full height glazing panels. Overall, the design adequately defers to the principal listed building in terms of its massing and scaling and does not overpower the setting. Finally, with regards to materials and methods the windows should be timber and not upvc and the proposal should use lime pointing that is recessed (not strap protruding) as is best practice in order to protect the setting of the adjacent listed buildings. Based on this approach being secured by conditions, the proposed complies with the second part of Policy GB4 with regards to design and with the requirements of HE1 and HE3.

Given there is a need to demolish all the historic structures on the east side of the courtyard to achieve the above some decent archive quality recording of the structure is made (by a competent individual) before demolition. This should be a fairly basic level 1-2 building recording that includes decent photographs of the setting as well as external and internal photos of the structure to be demolished with a basic descriptive record. This can be secured through condition to comply with Local Plan Policy HE2.

On the basis of the above, the proposed is acceptable and approval is recommended, subject to conditions.

Recommendation