

Conversion of Barn to Dwelling
Chantry House
3-5 Church Street
Barnsley

Nov 2016

Ref 16.24

1.0 Heritage Statement

- 1.1 This statement has been prepared in support of an application for Full Planning Permission for the works which involve the conversion of a barn into a dwelling which includes a single storey side extension and associated external works.



2.1 National Planning Policy

It is recognised that a heritage statement in support of this application will properly explain the design rationale and mitigation of the proposal as how it relates to the special interest of the area. At paragraph 128 the NPPF suggests:

'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 NPPF further indicates that there is a requirement to include an appropriate level of detail and description of any heritage assets affected by a proposal. 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.'

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out twelve core planning principles including the need to:

Conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations;

3.1 Barnsley Core Strategy relevant policies include:

CSP 29 Design which states that:

- *'High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley..*

CSP 30 The Historic Environment which states that:

- *'The council will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.*
- *Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:
the character and/or appearance of Conservation Areas
the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)*

It is understood that any proposal and application for the conversion of the barn at Chantry House should:

- Define local significance of relevance
- Be locally distinctive
- Respond to the setting and context of the designated heritage asset (The conservation area)
- Ensure that the design of any alterations is sympathetic

4.1 Heritage Impact Statement

4.2 Identifying the Significance

4.2.1 A Brief History of Cawthorne

- The site is located in the heart of Cawthorne village and what is most likely to be the centre of early development around and to the north of All Saints Church. One of the first references to Cawthorne is recorded in the 1086 Domesday survey as 'Caltorne' (the cold house), before changing to Cawthorne in Medieval times.
- The earliest settlement in the village would have taken place around the North side of the Church extending towards Tivydale to the West. The majority of historic buildings are located within this area and would have originally been dominated by Agricultural use before the influence of the Barnby Family and later the Spencers on the mid C17 concentrated on coal and iron extraction.
- The 1851-1855 Ordnance survey plan shows the settlement concentrated in this area and later plans show a very limited amount of additional development up to the 1931 plan. Thereafter the 1960 OS Plan shows new development including the removal of frontage cottages to Church Lane immediately to the south of the site and their replacement with new bungalows which are still evident today.
- The majority of buildings adjacent to the site have remained unchanged in the last 200 or so years.
- All of the buildings within this area excluding perhaps the modern bungalows to the south of the site but certainly Chantry House and the barn at the rear have historical significance and contribute to the character and appearance of the Conservation Area.

4.2.2 Designated Heritage Assets

There are no listed buildings within the site (edged red below). There are numerous listed buildings within Cawthorne village and four that are close enough to be identified and assessed for impact.



Listed Building Plan

1. Telephone Kiosk outside the Post Office Grade II Listed List ref: 1217378
2. Golden Cross Cottage; Grade II Listed ref: 1191882
House dated 1735 squared stone with slate roof two storeys, symmetrical 3 bay façade with central door.
3. Red House; Grade II Listed ref: 1151779
Red brick house with stone roof and sash windows.
4. Fountain opposite 4 Church Street; Grade II Listed ref: 1151778
Viking style cross on podium with drinking fountain.

5.1 Value and Significance

The historic significance of the barn is provided by its links to the early settlement of Cawthorne as an agricultural village and to its aesthetic value which although not of ornate architectural quality is a good example of a simple vernacular stone barn/outbuilding constructed of good quality local materials.

Its intrinsic value is to the surrounding buildings with which it forms a group and makes a positive contribution to the setting and the appearance of the Conservation Area.

6.1 The Impact on Heritage Assets and Mitigation

The proposals are to retain and convert the barn into a dwelling. There is no significant increase in the size or scale of the building, the materials used or alterations to its surroundings. Its appearance will remain largely unchanged and will be improved to provide a viable use of the building so that it may be preserved and continue to contribute positively to the character and appearance of the Conservation Area.

In summary we would suggest the impact on both the significance and the setting of the barn its surroundings and the wider conservation area is not harmful. In fact we would argue there will be a net gain in terms of the positive impact that both better reveals the contribution that the barn makes to the conservation area, it is in no way harmful to the heritage significance, and, it is a good example of managed change.

7.1 Conclusion

7.1.1 The NPPF advises at paragraph 131 that:

In determining planning 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 the conservation of heritage assets can make to sustainable communities including economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

7.1.2 We would suggest that this proposal is both consistent with the conservation of the area, whilst making a positive new contribution in terms of the group value of the conservation area and local vitality.

7.1.3 Paragraph 135 makes it clear that a balanced judgement is required when considering the effect a proposal has and this should be weighed against the individual significance of the asset. The significance of the asset has been described within this supporting statement.



MBooth Design