
2026/0132

Mr & Mrs Pearson

Far West Thorpe Farm, Halifax Road, Penistone, S36 7EY

Listed Building Consent for Internal works to The Cottage comprising: At ground floor level - removal of existing unstable non-structural internal wall, and reinstatement to structural engineer's requirements. At first floor level - removal of internal brickwork flue - constructed after the chimney - which had become unstable

Site Description

Far Westhorpe Farm is located approximately one mile to north of the town on Penistone, and five miles from the centre of Barnsley to the east. Access is by Well House Lane, which is a single track lane to leading from the south and the junction with Halifax Road. The farm comprises of approximately 18ha of mixed farmland, at the centre of which is the group of buildings which make up the application site.

Planning History

85/0549 - Conversion of outbuildings to form accommodation for elderly relative – Granted

91/1276 - Erection of stone wall - Granted

Proposed Development

The application seeks listed building consent for minor internal alterations to the existing cottage, including the demolition of a non-load bearing wall between the existing kitchen and dining room And the demolition of a later unbonded chimney flue at first floor level.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation

The development site is within the Green Belt as identified in the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making***

- **Policy HE1: The Historic Environment**
- **Policy HE3: Developments affecting Historic Buildings**
- **Policy CC2: Sustainable Design and Construction.**

Supplementary Planning Document(s)

- **Mortar mixes for pointing historic buildings (May 2019)**

National Planning Policy Framework (December 2024)

The NPPF sets out the Government’s planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- **Section 16: Conserving and Enhancing the Historic Environment**

Other Material Consideration(s)

- **National Planning Practice Guidance (NPPG) (as amended).**

Consultations

Design and Conservation Officer	<i>No objection</i>
Penistone Town Council	<i>No comments have been received.</i>
Local Ward Councillors	<i>No comments have been received.</i>

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was placed at the site. No comments have been received.

Assessment

The main issues for consideration are as follows:

- The design/heritage impacts

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Design/Heritage Impacts

Policy HE1 of the Local Plan states that 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 and Listed Buildings. Policy HE3 of the Local Plan states that 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. They should respect historic precedents of scale, form, massing, architectural detail and the use of materials that contribute to the special interest of the building.

In summary, this application requests consent to:

- demolish a non-load bearing wall between the existing kitchen and dining room
- demolish a later unbonded chimney flue at first floor level.

The downstairs wall is tightly positioned beneath an oak beam that supports the floor joists. Made of thinly bedded sandstone, it has a noticeably narrow cross-section and lacks strong lateral support, with only informal restraint at the top where it meets the beam. This wall seems to have been built more recently and belongs to a different construction phase than the original structure. The main reason for considering its removal is the threat of collapse, as it could easily be pushed over due to insufficient restraint. Nevertheless, the wall may hold heritage value and removing it may cause minor harm. Overall, it is considered that this minimal impact is outweighed by its limited significance and the necessity of ensuring safety.

Regarding the first-floor flue, this has also clearly been retrofitted, with the stonework not bonded into the adjacent wall. The flue serves the downstairs southern fireplace, but at first floor ceiling height the flue terminates and steps sideways connecting into the original chimney to the north. The fire surround at ground floor includes a cracked lintel and appears somewhat less finely finished to the fireplaces on the northern side. On the reverse side of the party wall, there are ground and first floor fireplaces that vent into the stack. This arrangement suggests the southern fireplace and flue were inserted at a later date. The GF fireplace remains in situ, but the flue at first floor level has been removed, with stonework salvaged and palleted. It is understood that this work was undertaken due to very real concerns for the stability of the structure and recommendations from the Structural Engineer.

Whilst it would have been preferable to wait for consent, justification has been submitted for the removal as failure could have damaged other structures beneath. In general, the proposed works are modest in scope and essential for safety. Although they may cause minor, less than substantial harm, they are justified and the Conservation Officer does not raise an objection to this.

The Conservation Officer considers it necessary to conduct a historic building recording exercise given some other alterations that have been made to the property. This process will help clarify how the building has developed over time and how past modifications have impacted it. It also offers transparency and could justify any changes suggested in future proposals and may be seen as crucial to accord with HE2 and NPPF para 207. As such, this will be secured via condition.

Conclusion

On balance, the benefits of the proposal, particularly in terms safety are considered to outweigh any limited harm identified and is generally in accordance with policies HE1 and HE3 of the Local Plan. The application is therefore recommended for approval, subject to conditions.

**Recommendation -
Approve with Conditions**