



STATEMENT OF SIGNIFICANCE

**CAT HILL HALL, CAT HILL,
HOYLANDSWAINE, SHEFFIELD**

**APPLICATION FOR DETAILED PLANNING
PERMISSION AND LISTED BUILDING
CONSENT - ALTERATIONS TO EXISTING
SINGLE STOREY EXTENSION TO DWELLING
AND CONVERSION OF STABLES TO FORM
LIVING ACCOMMODATION FOR THE
EXISTING DWELLING**

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C O N T E N T S

- 1.0 INTRODUCTION AND PURPOSE OF STATEMENT
- 2.0 STATUS OF PROPERTY
- 3.0 ASSESSMENT
- 4.0 SUMMARY

1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site which constitutes a Grade II* Listed Building known as Cat Hill Hall and forms a dwelling house. The proposal seeks detailed planning permission and Listed Building consent for alterations to an existing modern single storey extension to the dwelling as detailed on the submitted plans, together with the conversion of the modern stables to form living accommodation for the existing dwelling.

The purpose of this document is to provide a statement on the site in the context of the potential impact of the proposed development on the subject Grade II* Listed Building. The statement provides objective opinions on the visual aspects of the site, proposal and setting.

This report is produced in the context of the National Planning Policy Framework which states:-

“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.” (TPC underlining)

This Statement of Significance is also produced in the context of government guidance set out in Planning Practice Guidance ‘Conserving and Enhancing the Historic Environment’. The advice states, amongst other things, that:

“Conservation is an active process of maintenance and managing change.”

The report, therefore, considers the impact of the development on the setting and appearance of the Grade II* Listed Building.

It is considered that the proposed subject development, which will involve both physical changes and change of use to the more modern additions to the property, will not lead to issues of harm to the significance of the designated asset for the reasons that will be set out. It will be noted that there are no changes proposed to the historic parts of the building and that the proposed changes relate only to the more recent additions to the building.

2.0 STATUS OF PROPERTY

This application seeks planning permission and Listed Building consent for alterations to the modern extension to the dwelling which constitutes a Grade II* Listed Building and a change of use of the existing (attached) stables located within the residential curtilage of the property to form further living accommodation to the host dwelling.

The subject property was Listed as Grade II* on the 23rd June 1965 and was identified as **“Cat Hill Farmhouse”** (the property is now known as Cat Hill Hall). The Listing states:-

“Farmhouse. 1634. Deeply-coursed dressed stone. Stone slate roof. Two-cell plan with projecting rear kitchen wing. Two storeys and attic. Near-symmetrical three-bay front. Chamfered plinth. Central two-storey gabled porch with elaborate doorway with moulded surround, imposts and deep shaped lintel. Hoodmould over with large moulded stops. 2-light window to 1st floor and a single light to gable apex. The left and right bays are both gabled. The left bay has a 6-light transomed parlour window with king mullion, a 4-light 1st-floor window and a 2-light attic window. The right bay has a 4-light transomed ground-floor window and a 4-light 1st-floor window both with ornamental hoodmould stops, diagonal to ground floor and heart-shaped to 1st floor. 2-light attic window. Moulded gable copings, roll-top parapets and finials. Two large square ashlar stacks, one central, in line with door, the other relating to the kitchen wing. Rear: extensive rebuilding, in keeping. Gabled kitchen wing projects on left.

Right return: the left part is gabled with a 2-light transomed window to ground floor under a hoodmould with big square stops. The kitchen wing to right is of two near-symmetrical bays with central,

Tudor-arched door with 3-light window to left and 2-light window to right, both transomed and all under continuous hoodmould which rises over the windows. Two 3-light windows to 1st floor.

Interior: slightly cambered-arched fireplace with keystone and moulded surround in parlour. Wide elliptical-arched fireplace in kitchen.

Hunter states that the hall, formerly known as Catling Hall, was dated "I T 1634" (date not found at resurvey) and was occupied by the Sotwell family in the C17.

Rev. J. Hunter, History of the Deanery of Doncaster and South Yorkshire, 1820.

L. Ambler, Old Halls and Manor Houses of Yorkshire, 1913."

It will be noted that since that time the Council have granted both planning permission and Listed Building Consent on numerous occasions with the result that the original property has been significantly altered and extended. These permissions have included the construction of a large single storey extension and 3no stables which are attached to the original listed structure. The proposals relate only to changes to these later additions to the property.

It is considered that the proposal has been designed to be sensitive to the character of the Listed Building and will not have any adverse impacts on its character, appearance or setting. Full details in respect of the changes proposed and the reasons for the changes are set out in the accompanying Planning Support Statement.

3.0 ASSESSMENT

This proposal will result in the alteration and change of use of existing modern structures, which are recent additions to this 17th Century Listed Building. In drafting up the scheme, detailed consideration was given to ensuring no harm to the Listed Building or its setting.

The subject property forms an important historic statutory heritage asset. Nevertheless, as outlined above the property has seen significant changes to its physical characteristics, including substantial extensions to the property, together with internal alterations following permissions granted by the Council.

Prior to proceeding with the submission of the application, a number of investigations were undertaken by a Chartered Architect and Chartered Town Planner in respect of conservation issues and heritage interests, as follows:-

- (i) An analysis of the original form of the building and its subsequent evolution following the grant of planning permission and Listed Building consent by the Council.
- (ii) It was identified that the only parts of the building for which change is sought relates solely to more modern additions to the property and that the proposal will not impact upon the historic building.
- (iii) It was identified that owing to the nature and form of the more modern additions that they would not be sensitive to change, subject to ensuring that any changes proposed are sensitive to the Listed Building in terms of scale, design, form and materials.

In the context of the above, it is considered that a sensitive scheme has been evolved to ensure that minimal impact will accrue to the Listed Building and

issues of harm are not raised. It is considered that the scheme as submitted preserves the character and appearance of the Listed Building.

4.0 SUMMARY

The application site forms an important Grade II* Listed Building and its associated curtilage. The building has seen significant changes, including extension following the grant of planning permission and Listed Building consent by the Council.

It is considered that the proposed development which proposes changes only to the more modern additions to the building is in a manner which is sensitive to the character and appearance of the Listed Building. No adverse impacts will arise to the Listed Building from the scheme, as proposed in terms of all issues of appearance – scale, design, form, layout and materials.

It can be reasonably concluded, therefore, that the proposal will not give rise to issues of harm to the Listed Building.