

HERITAGE STATEMENT IN RESPECT OF:

PROPOSED CHANGE OF USE OF AN EXISTING BARN (including an extension) TO FORM A DWELLING ON A SITE AT 'THE GRANARY', NOBLETHORPE, BARNLEY ROAD, SILKSTONE, BARNLEY.

This Heritage Statement is submitted as the site is within the Noblethorpe complex which contains a listed building - Noblethorpe Hall - a Grade II listed building (English Heritage ID 334278).

This barn was originally the subject of a successful 'change of use' application to Barnsley MBC in December 2022 under reference 2022/0819. Since then there has been a very serious personal change to Mrs Hickey's medical condition that has resulted in the need for a dedicated assisted bedroom space. This could be relatively easily achieved with the addition of an extension to the previously approved plans.

This statement should be read in conjunction with the submitted image which identifies the listed building and its relationship with the barn in question.

The barn has been in existence for at least 18 years and the proposed change of use will also include an extension to provide assisted bedroom space for Mrs Hickey. The extension will respect the proportions of the existing building and will simply be a projection of the existing footprint on the end of a return leg of the building. It will be no wider or higher than the existing gable wall proportion.

Except for the extension and enclosure of the existing overhang to the roof, the footprint and overall height of the building remains unchanged.

Generally, the building's external physical appearance will remain other than for the extension and the introduction of some additional openings in the existing walls.

The barn sits to the north of the listed building and 'The Granary', a large barn conversion immediately to the north of Noblethorpe Hall. It is further screened by a tall brick wall sitting between the barn and the Granary. Immediately to the east of the barn is an established densely planted tree boundary which basically screens the building when viewed from the east.

All these features are clearly denoted on the attached image.

As the proposal is to change the use of the barn to form a single dwelling (one within the group of several existing substantial dwellings to the north and west of Noblethorpe Hall), it is difficult to see how its use as a dwelling (albeit with a modest extension) would have any materially significant impact on the listed building.

On this basis, we would suggest that the proposal will have no further impact on the listed building over and above that which has existed for many years.

It is our view therefore, that no heritage asset is affected by this proposal.