
2022/0087

Mrs Victoria Dand

Installation of hand rail to external steps at front of house (Listed Building Consent - Retrospective)

130 Genn Lane, Ward Green, Barnsley, S70 6NW

Site Location & Description

The applicant's property is a semi-detached stone-built dwelling located off Genn Lane, Ward Green. Genn Lane is one of the primary routes connecting the areas of Worsbrough and Ward Green to Park Road and the Town Centre. The property, alongside its attached neighbour (no. 132) is a grade-II listed building and is found within a small courtyard of converted agricultural buildings. The building is also attached to an ancillary building to the North. There is another listed building in very close proximity addressed as 'The Granary, 128A Genn Lane' which is located to the Eastern side of the access into the courtyard, off Genn Lane itself.

The application is relation to the installation of a hand rail on the stone steps above the main front door into the property, which have already been placed on site – as such, the application is retrospective.



Historic England Entry:

Heritage category: Listed Building

Grade: II

List Entry Number: 1315057

Date first listed: 11th November 1966

Date of most recent amendment: 4th December 1986

WORSBROUGH GENN LANE (south side) Nos 130 and 132 (Genn House) with attached outbuilding and garden wall (house-part of item formerly listed as part of Genn House, Barn at Genn House)

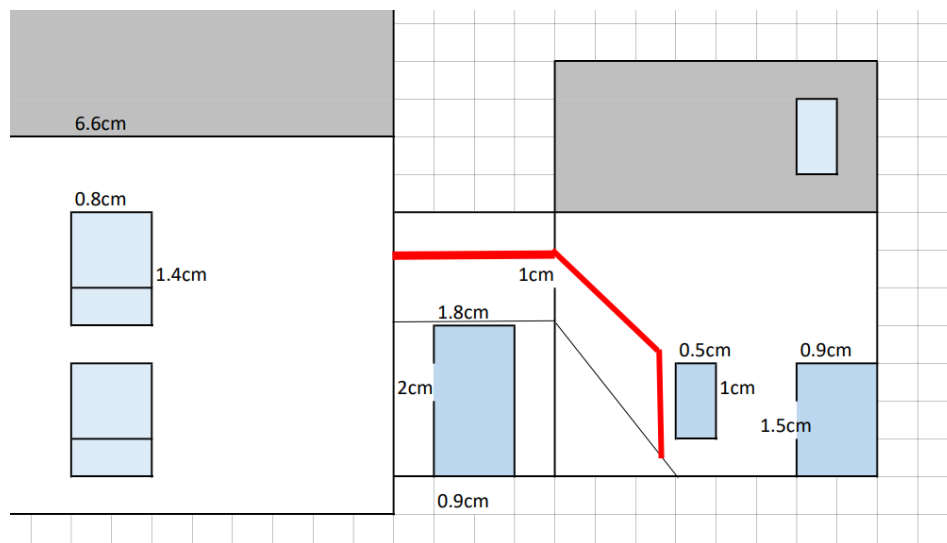
GV II

Farmhouse with attached outbuilding and garden wall. c1700 for Dr. William Elmhirst (d1715) (Wright p29), house extensively rebuilt 1964. Coursed, squared sandstone, stone slate roof. 2 storeys with attics, 3 windows to 1st floor; house linked by external steps to small outbuilding on right, front garden wall incorporates dog kennel beneath mounting steps at front right corner. House: large quoins. Central 6-panel door in quoined surround beneath date plaque inscribed '1964'. Outer bays have sashes with glazing bars in square-faced surrounds, 3 similar 1st-floor sashes in bonded ashlar surrounds. Shaped kneelers, chamfered gable copings. Renewed stone end stacks with cornices. Set back to right and linked by external stone steps the outbuilding has a pair of quoined doorways, that to right with curved-soffit lintel, the other with truncated lintel and part-blocked 2-light mullioned window on its left. 1st-floor hatch over right-hand door. Garden wall has later side gate in right return and oval entrance to dog kennel beneath mounting steps in front-right angle.

Interior: C18 balustraded staircase. Name commemorates John Genn of Ouslethwaite who married a daughter of John Elmhirst in c1320.

Proposed Development

The applicant is seeking retrospective listed building consent for the installation of a 1m high black metal rail attached to the external stone steps and first floor of the dwelling. The hand rail will allow for safe use of the external steps up to the first floor of the rear of the dwelling and attached storeroom.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

In relation to proposals affecting heritage assets, the following paragraphs are of particular relevance:

Paragraph 94 – 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 the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 97 - In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 101 - Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 102 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In relation to proposals affecting Green Belt land:

Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 184 of the NPPF states that Heritage Assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 192 states that, in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan

The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy HE2: Heritage Statements – 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 should seek to conserve and where appropriate, enhance that building's significance.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions and Other Domestic Alterations sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Conservation officer (two responses):

First response - In principle, this development is a minor change and likely to be justified. There is some minor to the appearance and fabric of the listed building due to the intervention of the handrail (both visually and physically). However, it resolves a clear and obvious safety issue and this is reasonable justification for the development. That being said, the proposal is lacking as it does not include details of the exact appearance or location of the handrail, and the method of attachment. A handrail that is minimal in design, decorated black (or a dark colour) and affixed to the joints of the adjacent stonework (not the faces of the stone itself). This is important to ensure the works are fully reversible and present the least visual intrusion as possible.

Second response - The fact that the handrail has already been placed on site is not ideal, but it is noted that the handrail is of an acceptable design and is justified to protect what is a dangerous drop.

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent out to surrounding properties and a site notice placed nearby; no comments were received.

Assessment

Principle of development

The proposal is a grade-II listed building and affects the setting of another listed building immediately adjacent (The Granary, 128 Genn lane). The proposed works are considered to be fairly minor and do not change the use of the building, extend it or alter its relationship with the surrounding area. The proposal is considered to be acceptable in principle but is in a sensitive location which places a greater emphasis on high quality design and compliance with Local Plan Policies HE2 and HE3. Subject to relevant Local and National Planning Policies being complied with, the proposal is therefore considered to be acceptable in principle.

Impact on Visual Amenity and The Historic Environment

The proposed handrail has already been placed on site and whilst it is visible from the courtyard/front of the property, it is clearly a very minor addition to the building and serves a specific need in that it makes accessing the external first floor of the building safe. The Conservation Officer was consulted and did not object to the proposal subject to various measures to protect the fabric and appearance of

the stonework. However, in between the time of submission and the site visit (Early March 2022), the handrail had already been installed without the measures undertaken. The Conservation Officer was made aware of this and whilst there is some harm to the fabric of the building, NPPF paragraph 102 states that where there is less than substantial harm to a heritage asset, the harm should be assessed against the public benefits of the scheme. There are no public benefits of this scheme as such, but the safety of residents is clearly a significant benefit which needs to be considered. The scheme achieves this safety goal without significantly impacting the character or appearance of the building, historic environment or surrounding area. The safety benefit therefore outweighs the very minimal harm caused to the fabric of the stonework. Additionally, the black metal material is considered suitable and was suggested by the Conservation Officer in the initial response.

There is a Listed Building adjacent to the applicant's property, but it is considered that the impact on this adjacent LB's setting will also be very minor and in the opinion of the Local Planning Authority does not harm the historic fabric of this neighbouring listed building.

The proposed development is in compliance with Local Plan Policies D1, HE2 and HE3 and is considered to be acceptable in terms of visual amenity and the impact on the Historic Environment.

Residential Amenity

The proposed alterations are very minor and are clearly in relation to building safety for what is a steep drop from the stone steps. The handrail has very little direct impact on the residential amenity enjoyed by neighbouring properties and the proposed development is considered to have a very minimal impact on residential amenity and is in compliance with Local Plan Policy GD1: General Development.

Highway Safety

No impact on Highway Safety.

Recommendation

Grant Listed Building Consent with conditions