
2022/0024

Alterations to kitchen, removal of existing timber conservatory and erection of aluminium conservatory (Listed Building Consent)

Waterwheel Cottage, Old Mill Lane, Thurgoland, S35 7EG

Site Location & Description



The application relates to the southern section of Thurgoland Wire Works, which was originally approved for conversion into three dwellings, with Waterwheel Cottage being the southernmost. Waterwheel Cottage is a Grade II Listed building, semi-detached with natural stone walls and slate roof. The dwelling has in recent years been extended to the front and rear by way of a kitchen and conservatory extension. The dwelling is located along a private road off Old Mill Lane, along with a number of other dwellings within Green Belt.

Externally, the southern gable is notable showing the scar where the waterwheel was once situated that provided power to the C18 mill works. However, above the apex of the wheel scar, the stonework is later and appears not to be contemporary with the original mill. Whatever the exact chronology (externally) it is clear that internally this part of the former

wire works has been substantially altered with little original historic fabric or features in evidence.

Proposed Development

The proposal is for alterations to the roof of the existing kitchen extension by way of opening up the internal kitchen roofspace to increase the headroom and install 2 conservation roof lights into the roof. The proposal is also for the replacement of the existing sunroom, on the same footprint but utilising a modern aluminium PPC frame. The windows that face west are to be replaced with bifolding doors. The roof is to be similarly fully glazed. The full height (single storey) stone wall that shields this space from view to the north (River Mill Farmhouse) is to be retained.

Listing

The Listing Heritage Category: Listed

Building Grade: II

List Entry Number: 1151801

Date first listed: 23-Apr-1987

Date of most recent amendment: 17-Mar-1989

Statutory Address: THURGOLAND WIRE WORKS AT RIVER MILL FARM, OLD MILL LANE

District: Barnsley (Metropolitan Authority) Parish: Thurgoland

Traditional County: Yorkshire

Lieutenancy Area {Ceremonial County}: South Yorkshire

Church of England Parish: Thurgoland – Holy Trinity

Church of England Diocese: Sheffield

National Grid Reference: SK 28477 99815

(Formerly listed as Thurgoland Wireworks) 23.4.87 II

Former wire works. Probably mid C18, possibly with earlier origins, later additions and alterations. Coursed squared stone and thinly-coursed stone, brick addition; coated stone slate and Welsh slate roofs. Single storey. 4-bay north-south range with short gabled wing projecting from left (south) bay, brick addition (not of special interest) masking 3rd bay, and a 3-bay wing projecting at obtuse angle from right (north) bay. East front: stack at left corner. Left wing has quoins and double door inserted in former window opening. To right of wing, quoined doorway with deep lintel above ground level and now glazed, the upper part with small-pane glazing; to its right a 2-light flat-faced mullion window with extended lintel and cill and some small-pane glazing; to its right a 2-light flat-faced mullion window with extended lintel and cill and some small-pane glazing. 3rd bay has inserted walling and doorway and altered window at upper level. Wing on right has quoins at left angle, an inserted window and a 2-light window as before without mullion, to gable, and a further blind bay with plain gutter brackets in line to right; its left return has, from left, a blocked quoined doorway, a 2-light window on each floor as before with small-pane glazing (lower one without mullion, upper one part-blocked), an inserted doorway below similar window (without mullion); east part of wing roof of Welsh slates; later brick stack at junctions of roof with main range, another in front roof pitch of right bay and to right end of right bay. Left return (south gable): position of former water-wheel indicated in stonework, with central rectangular shaft hole; central inserted doorway above, now window, with 12-pane side-sliding sash in apex, the gable being later than wall below and of thinly-covered stone.

Interior: aisle along west side of main range has one post straight-braced to arcade plate (one brace removed); large-scantling platts, purlins and rafters; king-post roof truss at south end. North wing has square stone columns along north side and iron hearth.

A watermill was marked on the site on a map of 1775 (The Environs of Huddersfield, Holmfirth and Penistone), and on others of 1804 and 1815 the building appears, being marked as "The new wire mill" and "New Hill" respectively. Listing NGR: SK2847799815.

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 NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The relevant paragraphs within the NPPF in reference to this application are Chapters 13 (Protecting Green Belt Land) and 16 (Conserving and Enhancing the Historic Environment).

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 further reference to the proposal's para 143 and 146, inappropriate development in Green Belt.

Paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal, para 199: Great weight given to an asset's conservation, irrespective of the degree of harm and para 200: Any harm to or loss of significance will require clear and convincing justification

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding 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:

GD1 – General Development

D1 – High Quality Design and Place Making

GB1 – Protection of the Green Belt

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt

HE1 – The Historic Environment

HE2 – Heritage Impact Assessments and General Application Procedures

HE3 – Developments Affecting Historic Buildings

Supplementary Planning Documents

SPD: House extensions and Other Domestic Alterations
Heritage Impact Assessments

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

Relevant History

B/87/0905/PR/LB - Conversion of Listed Building into 3 dwellings and garages
B/87/0904/PR - Conversion of former industrial buildings into 3 dwellings and garages
B/91/1658/PR - Conversion of redundant industrial barn (and part of existing dwelling)
B/92/0145/PL/LB - Listed building consent granted for conversion of disused wire mill to dwelling (Listed Building)
B/94/0949/PR - Use of adjacent building to form additional living space and erection of porch extension.
B/94/0950/LB - Listed Building Consent
B/98/1355/PR – Erection of detached single garage

Consultations

Conservation Officer: Given the lack of heritage value these structures contribute and the fact the changes will be relatively un-intrusive (visually) I see little or no harm to the listed building and I raise no objections.

Local Area Councillors – No comments

Thurgoland Parish Council – No objections

Representations

Neighbour notification letters were sent out to surrounding properties and a site notice was posted, no objections were raised

Assessment

Waterwheel Cottage is set within the Green Belt and is a Grade II listed building. The application therefore needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF.

Green Belt

The existing property is a 2 storey and single storey in part, semi-detached dwelling with existing extensions along with an associated detached garage. When calculated the replacement of the existing sunroom on the same footprint and works to the kitchen roof, will not add any additional volume to the property therefore the proposals will not exceed the 100% Green Belt limit. The works are not deemed to be inappropriate development in the Green Belt in that the works are intended to amend and restore established structures in line with Local Plan Green Belt Policies GB1 and GB2 and in accord with the relevant paragraphs within the NPPF

Impact upon Heritage Assets and Visual Amenity

The heritage statement notes that the structures under consideration were a later addition than the conversion. Externally, the southern gable is notable showing the scar where the waterwheel was once situated that provided power to the mill works. It is also noted that above the apex of the waterwheel scar, the stonework is later and appears not to be contemporary with the original mill. It is clear that internally this part of the former wire works has been substantially altered with little original historic fabric or features in evidence.

The kitchen and the small rear sunroom are modern and date from the late 1980's and 1994. The inner gable wall of the kitchen is made from modern blockwork and the roof timbers are modern softwood covered with bitumen felt. The small infill sunroom / conservatory was added under the 94-permission using reclaimed stone but is otherwise an entirely modern structure. As a result, these structures add little to the overall heritage significance of the listed building.

This proposal seeks permission to open up the kitchen roof space to increase the overall headroom and install conservation rooflights (2 no. south facing) into the roof. The sunroom is proposed to be replaced on the same footprint but utilising a modern aluminium PPC frame. The windows that face west are to be extended down to ground level and will be replaced with bifolding doors. The roof is to be similarly fully glazed. The full height (single storey) stone wall that shields this space from view to the north (River Mill Farmhouse) is to be retained. Given the lack of heritage value these structures contribute and the fact the changes will be relatively un-intrusive (visually) there is little or no harm to the listed building.

Based on the above assessment the proposals are found to be in compliance with Local Plan Policies HE1, HE2, HE3, D1 and SPD House Extensions and other domestic alterations, in that they preserve and enhance the appearance and setting of the buildings, areas, landscapes, and listed assets in which they are located.

Residential Amenity

The full height (single storey) stone wall that shields the conservatory/ sunroom from view to the north (River Mill Farmhouse) is to be retained. This will retain the residential amenity currently enjoyed by the adjoining property.

Conclusion

The works should have no significant impact upon the Grade II Listed Building, in accordance with the NPPF and Local Plan Policies. Likewise, the impact upon the Green Belt from the proposals are not determined to be inappropriate, and residential amenity is not expected to be compromised.

Recommendation

Approve with conditions