2023/0763 – Planning Application
2023/0766 – Listed Building Consent Application
Address: Billingley Hall, Back Lane, Billingley, Barnsley, S72 0JF
Applicants: Mrs J Myerscough
Description: Redevelopment of single storey rear extension, removal of none original render, alterations to existing side and rear windows and reinstatement / repositioning of gate posts (Listed Building Consent)

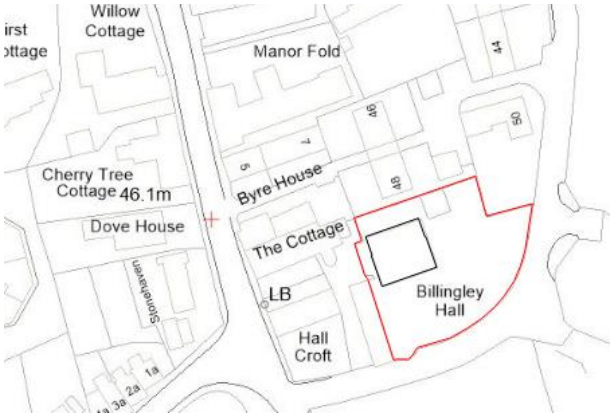
This report covers both the planning application 2023/0763 and the Listed Building Consent Application 2023/0766 which have been submitted by the same applicant, for the same address, with the same description and for the same proposed works.

Site & Location Description

The application dwelling is located at the edge of the small and secluded village of Billingley. Located in the east of the borough, set in agricultural Green Belt land between Darfield and Goldthorpe, the whole village excluding two working farmsteads at the northern and southern edges of the village is defined as a conservation area.

The dwelling itself is a Grade II listed Georgian townhouse which currently features a 1980's single story rear extension. The dwelling is constructed of stone with concrete roof tiles. Whilst externally much of the dwelling retains its historical features, the northern elevation, also the location of the extension has been rendered. The design and access statement mentions that much of the original interior features were lost during previous renovations. Evidence provided by the applicant and confirmed by the Conservation Officer has identified that previous extensions, along with other significant alterations have occurred at the site since its original construction. These works have previously included a two-storey extension at the location of the 1980's ground floor extension; significantly, the two-story extension would have been in situ in 1948. A fully detailed appraisal of the historical merit and architectural features of the dwelling has been detailed in the separate conservation report.

The dwelling sits within a large cartilage, predominantly to the front (south) and side (east) of the main dwelling, which helps conceal the existing extension from prominent public viewing. Equally, a detached garage located in the north-eastern area of the curtilage also further diffuses the view of the extension form Back Lane.



Local Plan Allocation: Urban Fabric

Planning History:

2005/1824: Replacement windows and doors (listed building consent)
- Approved 6th December 2005
B/85/1191/HR/LB: Erection of extension to dwelling [listed building consent]
- Approved 7th November 1985
B/85/1190/HR: Erection of extension to dwelling
- Approved 7th November 1985
B/85/0539/HR/LB: Conversion and extension to hall and erection of garage
- Approved 20th June 1985
B/85/0449/HR: Conversion of Outbuildings to Builder's store with ancillary office
- Approved 20th June 1985
B/85/0448/HR: Conversion and extension to hall and erection of garage
- Approved [listed building consent] 20th June 1985
B/84/1595/HR: Change of use from former hall to residential home for the elderly
- Approved 18th January 1985
B/84/1224/HR: Change of use to residential home for the elderly, conversion of outbuildings to dwelling and formation of parking aera
- Refused 8th November 1984
B/83/0751/HR/LB Demolition of house extension and outbuildings [listed building consent]
- Approved 21st September 1983
B/80/1889/HR: Change of use from single dwelling to two dwellings
- Approved 6th August 1981
B/80/1888/HR: No further details
B/80/1887/HR: No further details
B/79/3627/HR: No further details

Pre application Advice:

Prior to this application being submitted, pre-application advice was sought and provided by the local authority's Conservation Officer in pre-application enquiry 2023/ENQ/00111. The applicant initially proposed two options but progressed with the conservation officer's preferred option of the two proposals.

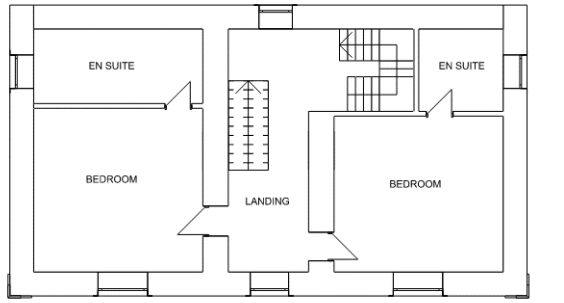
Proposed Development

The most significant aspect of the proposal would be the replacement of the existing 1980's extension with a contemporary styled extension, constructed within the confines of the existing extension's footprint on the northern elevation. The proposal would include a significant amount of glazing, predominantly in the form of glazed doors or panels to the rear and one side (eastern) elevation, additional standard windows also feature within the design. All the proposed glazing within the extension is proposed to be powder coated aluminium and black in colour. The proposed brickwork would be of matching stone to that of the original dwelling whilst the single pitched roof is proposed with a lower pitch and

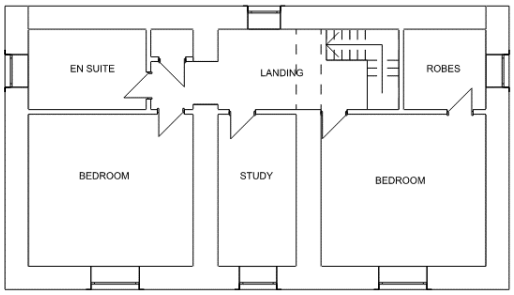
height, and would be tiled in natural blue slate, this is different to the main house but approved in the conservation report and similar to other dwellings within the area. Within the roof of the extension, four conservation style rooflights are proposed for the addition of extra natural light.

Additional works include the addition of a new sash window on the eastern elevation, to complement an existing sash window on the opposite side of the elevation, restoration of a window on the northern elevation to include a rounded brick arch detail, and the restoration of the brickwork to the same elevation. However, if the northern elevation is discovered to be beyond the scope of satisfactory aesthetic restoration, the Conservation Officer has advised re-rendering of the elevation with a pure lime-based render. Finally, a fallen original, modest sized stone column is to be reinstated at the driveway entrance. Whilst it is thought to be original, the driveway is said to have been widened.

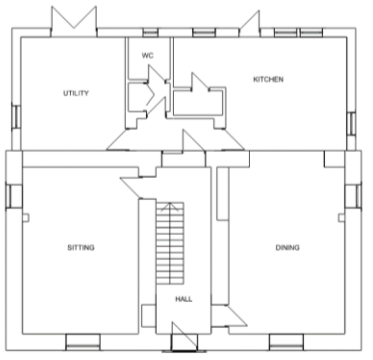
Existing Elevations and Floor Plans



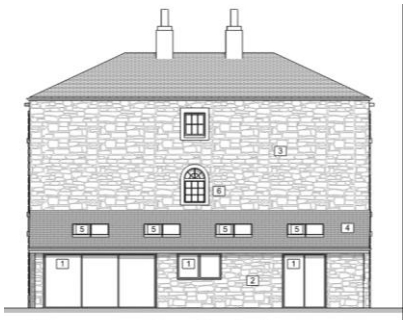
1. First Floor Existing 1:100



2. Loft Plan Existing 1:100



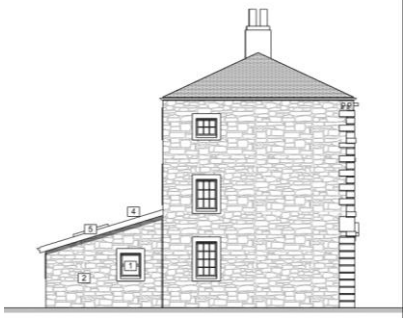
0. Ground Floor Existing 1:100



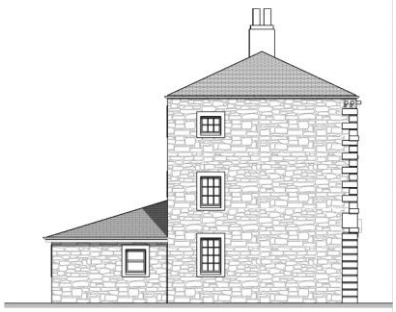
E-03 Proposed Rear Elevation



E-03 Existing Rear Elevation

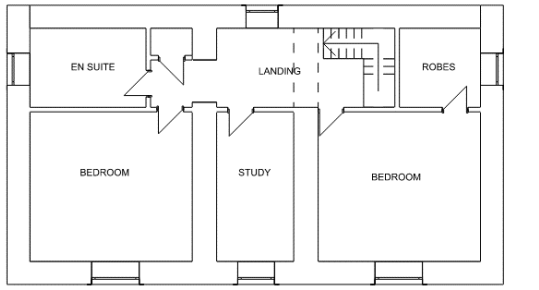


E-04 Proposed Side Elevation 1:100

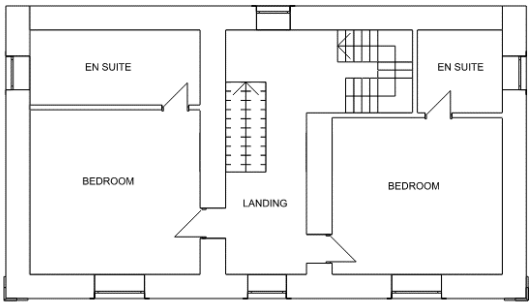


E-04 Existing Side Elevation 1:100

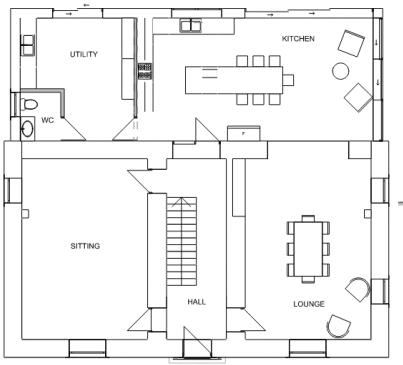
Proposed Elevations and Floor Plans



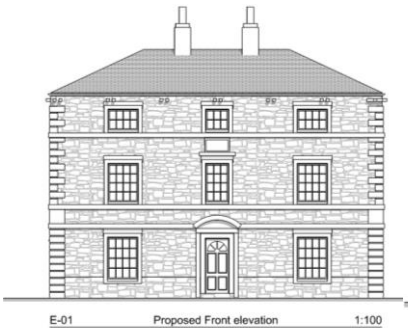
. Loft Plan Proposed 1:100



1. First Floor Proposed 1:100



0. Ground Floor Proposed 1:100



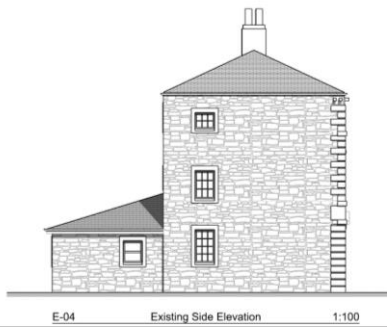
E-01 Proposed Front elevation 1:100



E-03 Existing Rear Elevation



E-02 Proposed Side Elevation 1:100



E-04 Existing Side Elevation 1:100

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now 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 and are a material consideration in the decision-making process.

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

Local Plan Policies

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

GB1 - Protection of Green Belt: The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

GB2 - Replacement, extension, and alteration of existing buildings in the Green Belt:

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.
Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.
Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:
Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE2 – Heritage Statements and General Application Procedures: 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.

HE3 – **Developments affecting Historic Buildings:** 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.

T4 – **New Development & Highway Safety:** 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.

Supplementary Planning Documents

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set 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.

In respect of this application, relevant policies include:

Section 12 - Achieving well designed places.

Section 13 - Protecting Green Belt land.

Section 16 - Conserving and enhancing the historic environment.

Consultations

Conservation Officer – The officer was consulted for both applications and provided a report to cover both applications. No objections to the development were made but several conditions were requested to be added, predominantly to ensure the materials and methods used during the development preserve and enhance the historic nature of the dwelling. Additionally further specification about windows and doors was requested and consequently approved prior to a decision notice being issued.

Parish Council – There were no comments or objections made by the parish council.

Highways DC – - Highways were consulted but had no objections to the plans and required no conditions to be added to the decision notice.

Representations

Neighbours were notified by post about both applications. No comments were received.

Publicity:

Individual site notices and press notices (Barnsley Chronicle) were respectively posted and published in relation to proposed works in a conservation area and proposed works affecting a listed building. No comments or objections were received.

Assessment

Principle of development

Policy HE3 allows for alteration of listed buildings with a view to enhance or preserve the historical quality of such a building. Although the proposal is for a replacement extension to the dwelling. It is at least the third incarnation of such an extension, with the current extension not being sympathetic to the main dwelling externally due to small UPVC windows, and internally because of low, false ceilings. If the proposed works were not to a listed building or within a conservation area, there is a high probability that such works would not require planning consent and be considered as permitted development, this may equally be true within its Green Belt Location, but possibly subject to additional restrictions. Because of the historically listed status of the dwelling and its location with a conservation area, planning consent is required and a primary component of achieving such permission is the consent of the Conservation Officer.

Heritage Impact

As the proposed development is in relation to a Grade II historically listed structure, in accordance with local and national policy, including policy HE2, a Heritage Statement was provided by the applicants as part of their application. An assessment of the existing dwelling and impact of the proposals was also conducted by the local authority's Conservation Officer. A combined Design, Access and Heritage Statement was produced which provided and outlined the applicants' desire to remove the current unsympathetic 1980's extension at the rear of the dwelling, for an additional matching sash window to be installed on the rear elevation and for the unoriginal render to also be removed from the rear elevation.

In relation to the window and the render issue, as confirmed by the Conservation Officer, unless the brickwork under the render is beyond restoration, in which case a lime-based render would need to be applied, there was no concerns on their impact on the listed building. Equally after final approval of the proposed doors and windows within the proposed extension was approved, the Conservation Officer in their report had no objections to the proposed extension, especially as it replaces a lesser example and there being a firm precedent of an extension being in place on the site.

Impact On the Green Belt

As the dwelling is located within the Green Belt, consideration is required in relation to the protection of the openness of the green belt and size limitations apply to scale of the proposed development. In this instance, neither of the aforementioned concerns are relevant. The proposal is for a similar single story ground floor extension which would be wholly created within the footprint of the existing extension to the dwelling, and within the footprint of a larger extension which was in situ in 1948.

The date of 1948 is particularly important for assessing extensions within the green belt, as outlined in Policy GB2 of the Local Plan. in this instance, the proposed extension would have a similar footprint but have less volume than the two-story rear extension present in 1948, and considered part of the original building. Current national policy does not prohibit new or replacement development in the green belt and local policy allows, subject to approval, additions up to 100% of the size of the original dwelling as it stood in 1948. For this extension, it would be excluded from the

100% calculation, but the existing detached garage along with any future development of the dwelling or structures within its curtilage would be considered in calculations of this total. In addition, listed building, conservation area and Green Belt restrictions and application requirements would still apply.

Green Belt Calculations:	**Measurements**
1. Original dwelling (Including any extensions as of 1948)	181.15 sqm
2. Proposed extensions	0 sqm (Within constraints of existing dwelling as stood in 1948 & proposed equal dwelling size of 181.15 sqm)
3. any existing extensions	35.46 sqm (Post 1948 detached garage)
4. total extensions (including proposed)	35.46m

Residential Amenity

The extension replaces an existing extension and would be constructed within the same footprint with a lower roof pitch and height. A new window is also proposed on the eastern elevation, with the aspect of the extension on the same elevation featuring an increased amount of glazing. The impact of the proposals on residential amenity would be negligible, both upon neighboring dwellings and within the wider area. The extension is quite shielded and a considerable distance from public view and in relation to the neighbouring dwellings, the most increased amount of glazing is on an elevation which is not significantly overlooked and does not significantly or directly overlook any neighbouring dwellings.

Visual Amenity

As the proposed external works aim to maintain or improve the visual appearance of the dwelling, and have been approved by the Conservation Officer, there would be no visual harm to character of the dwelling or its setting. Similarly, there would be minimal harm to the visual amenity of the area. In common with the existing extension, it may be seen by neighbouring dwellings but is not and would not be overbearing. The public view of the extension is diffused or entirely hidden due to its location, landscape features of the curtilage and the existing detached garage.

Highway Safety

None of the proposed works would directly affect or alter the access or parking provision of the site. A stone column is proposed to be reinstated within the driveway, but this would not impose upon access or sightlines and therefore there would have no impact upon highway safety.

Summary

The application site appears to have had a complex history since being originally constructed. The actual principal dwelling though, and a rear extension has been present on the site both prior and after to the key date of 1948. It is inconclusive as to what has happened to additional buildings and possibly land once associated with the dwelling, or the use of the house itself over the years. However, the proposals represent a modest change in the composition of the dwelling with a replacement and more sympathetic extension, possible restoration of original brickwork or sympathetic re-rendering of the north elevation, restoration of a window on the same elevation, and the addition of a complementary sash window on the east elevation. Elsewhere a small stone column is to be re-erected on the front boundary. Overall, the proposed development is in compliance with all local and national policies and has been approved by the Conservation Officer. Most importantly the character of the dwelling and its setting would be maintained whilst the openness of the Green Belt and the visual amenity of the conservation area would be satisfactorily retained.

Recommendation – Approve with Conditions.