

## **PLANNING & HERITAGE STATEMENT**

### **1.0 Proposals**

Moor End Farmhouse is a two-storey farmhouse forming part of a courtyard arrangement of traditional stone barns at Moor End. The majority of the barns have been converted to dwellings and there is a Grade II Listed Barn located to the north side of the courtyard.

As such any works to the farmhouse will need to be assessed for impact upon the listed building and its setting.

The works involve:

- The erection of a garage;
- The erection of a domestic outbuilding to include a home office, gym, games room and sitting area with associated external works;
- The erection of a small rear extension to the farmhouse.

### **2.0 Planning History**

- 2016/0384 & 2016/0570 LBC  
Planning and Listed Building Consent for the erection of a single storey extension to dwelling and erection of a detached garage. The approval for the single storey extension was implemented but the works to construct the garage were not.
- 2020/1085  
Erection of detached garage with office space above.

The 2020 planning consent was submitted to change the design of the proposed garage which formed part of the 2016 consents. The applicants have since reconsidered their requirements for garaging and alternative office space; they decided not to implement the 2020/1085 permission in order that they could consider alternative proposals and the 2020 consent has now lapsed.

- 2023/ENQ/00178 Pre-planning Enquiry  
The pre-planning enquiry related to the erection of an outbuilding along the lines of that now proposed and a response was provided by the council which was, on the whole encouraging. It reinforced the need to consider size in relation to the existing dwellings due to Green Belt Restrictions and the need for a Heritage Statement to assess the suitability of the design.

This current application includes similar proposals for a detached garage as approved by the 2020/1085 consent documents albeit the garage is a little smaller and excludes the first-floor office space. The office space now forms part of the outbuilding within the rear garden of the farmhouse built on the old tennis court which was the subject of the pre-planning enquiry. In addition, the proposals include a small single storey rear extension attached to the farmhouse.

### **3.0 Physical Context**

The site is located approximately 65 meters south of Moor End Lane and 1Km south east of the centre of Silkstone Common on the road to Hood Green. In the vicinity of the access road to Moor End Farm the road changes from Moor End Lane to House Carr Lane.

## PLANNING & HERITAGE STATEMENT

Moor End Farmhouse is a two-storey stone building forming part of a traditional agricultural courtyard to Moor End Farm which is now in residential use. It is constructed of York stone with stone slates to the roof.



Fig 01. View of farmhouse looking south west.



Fig 02. View of farmhouse looking east.



Fig 03. View of farmhouse looking north west.



Fig 04. View of farmhouse looking west.



Fig 05. View of 'The Stables' former barn to west side of courtyard.



Fig 06. View of Grade II Listed Barn to north side of courtyard.



## PLANNING & HERITAGE STATEMENT



Fig 07. View of location for detached garage looking south from listed barn.



Fig 08. Close view of site for proposed garage (where White car is parked).



Fig 09. East Elevation of farmhouse and location for single storey extension.



Fig 10. Close view of previously approved extension and Location for proposed further extension.



Fig 11. View of old tennis court and site for proposed detached outbuilding looking south east from farmhouse.



Fig 12. View of old tennis court looking east.

## PLANNING & HERITAGE STATEMENT



Fig 12. Close view of farmhouse from tennis court.



Fig 13. View of farmhouse from tennis court.

The buildings around the farm courtyard comprise of two storey stone buildings with the farmhouse located to the south, Stable Cottage to the west and the Grade II Listed barn to the north. There is a further converted barn, Mistal Cottage to the east which makes up a loose quadrangle. The buildings are constructed of york stone with stone slates to the roofs.

### 4.0 Planning Policy

The site is allocated as within the Green Belt as identified on the Barnsley Council Planning Policy Maps. The proposed alterations relate to an existing dwelling with the green belt and therefore their size and scale in relation to the original building on the site needs to be considered as does their impact upon openness.

#### Amount:

The original farmhouse has a floor area of 303.9sqm taking into account the ground and first floor. The previously approved single storey rear extension to the farmhouse which has been implemented and is shown in Fig 9 and 10 has a floor area of 22sqm.

#### Floor areas of proposed works:

• Garage	54.4sqm
• Rear Extension	15.2sqm
• Outbuilding	101.0sqm
<u>Total</u>	<u>170.60sqm</u>

Taking into account the previous extension of 22sqm and the proposed works extensions of 170.6sqm, the proposals represent a modest increase of 56% of the floor area of the original dwelling. This does not represent disproportionate extensions over and above the size of the original dwelling and therefore be acceptable in terms of size.

In relation to openness, the proposed garage is similar to a recent proposal that was approved by the council in 2020 which was larger and higher than the current garage proposal and therefore we deem the current garage proposal should be acceptable.

## PLANNING & HERITAGE STATEMENT

The rear extension is a modest single storey extension of limited size and scale located on the rear, east of the farmhouse that is considered to have no significant impact upon openness.

The proposed outbuilding is single storey, of more contemporary design and includes a flat roof such that it has a maximum height of 3.0 meters. It is located on the old tennis court which is within a sunken area, 2.0m below the floor level of the farmhouse, has a tarmac surface and is surrounded by semi-mature landscaping. The position of the ancillary building is such that it is well hidden from long distance views and has no impact upon the openness of the Green Belt.

### 5.0 Design

Both the garage and the single storey rear extension have been designed in a manner that is in keeping with the farmhouse and include natural regularly coursed stone walling with pitched roofs covered in natural blue slate (garage) and stone slate (extension) roofing. Gutters and rainwater pipes are to be in aluminium with a black ppc finish and windows and doors are of a design to match the existing house.

The detached outbuilding is of a more modern design featuring timber cladding that would be allowed to naturalise to a silver-grey finish and glazing with grey frames to the external walls, a flat roof with a dark grey finish and an overhanging eaves. The external tarmac finishes of the existing tennis court have been replaced with stone flags, landscaping and a lawn. There has been no attempt to try to design the ancillary building in the traditional vernacular but the simplicity of the design together with its scale and location, as well as the fact that it is some 2.0 meters lower than the farmhouse is considered to be appropriate. Good quality traditional materials including timber cladding which gives the appearance of 'yorkshire boarding' to the external walls will help the building to naturalise quite quickly and mitigate any perceived conflict by the use of a more contemporary design.

### 6.0 Heritage Assessment

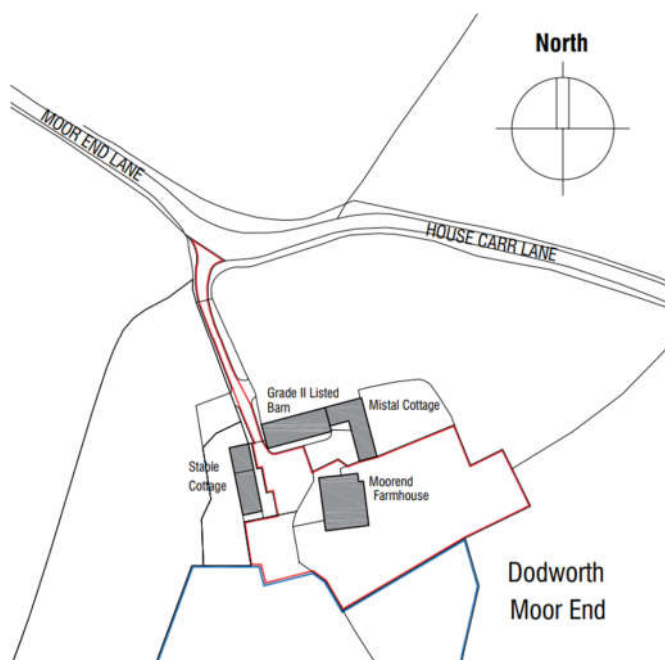


Fig 14. Identification Plan



## PLANNING & HERITAGE STATEMENT

### 6.1 Local Heritage Assets – Designated Listed Buildings

There are two listed buildings within 100m of the site. There is a Grade II Listed milestone (List Entry No 1226257) located 100m to the north of the entrance to Moor End Farm which is considered to be unaffected by the works.

The other is the timber framed barn within the farm courtyard adjacent to the application site. The impact of the proposed works on the listed building and its setting will be assessed

The List entry for the Grade II Listed Barn describes the building as follows:

*Name: BARN ALONG NORTH SIDE OF FARMYARD AT DODWORTH MOOR END FARM*

*List entry Number: 1151744*

*SE 20 SE SILKSTONE MOOR END LANE (South side, off), Silkstone Common*

*5/165 Barn along north side of farmyard at Dodworth Moor End Farm*

*II*

*Cruck framed barn, C16 or earlier, encased probably in the C17. Coursed rubble with quoins. Welsh slate roof with three courses of stone slates at the eaves. Five internal bays. Central, full-height, square-headed, quoined cart entrance with some C20 stonework: to jambs. Ventilation slits. C20 dormer at right end.*

*Interior: Four cruck trusses, the center two have extended tie-beams carrying wall plates and high collars. Each end truss has a low collar with mortices indicating that they were originally closed and that the barn roof was probably hipped or half-hipped. The east truss has sawn off tie-beam and an added king-post braced to ridge. The west truss has sawn-off; wall ties,*

*P F Ryder, Report for South Yorkshire Archaeology Service, 25th May 1977*

*C F Innocent, The Development of English Building Construction, 1916 (p57).*

*Listing NGR: SE2981303802*

### 6.2 Significance of the Heritage Asset.

We conclude from the official listing that the significance of the Grade II Barn relates to its age, its timber frame construction, architectural detailing and its setting within the farm courtyard although the current buildings are, at least in part, much later than the listed barn.

The image in Fig 15 below is an extract from the 1893 Historical Ordnance Survey plan which shows Moor End. It is very similar to the current OS Plan in Fig 1 and shows that there has been very little new development at Moor End in the last 100 years.

It does appear to show a building on land to the north of the junction with North Carr Lane which is no longer in existence and there appears to be a structure, possibly a wheelhouse to the

## PLANNING & HERITAGE STATEMENT

north of the Grade II Listed barn which is also now absent. The plan shows the extended domestic curtilage of Moor End Farmhouse to the east which contains the tennis court and a formal garden to the south.

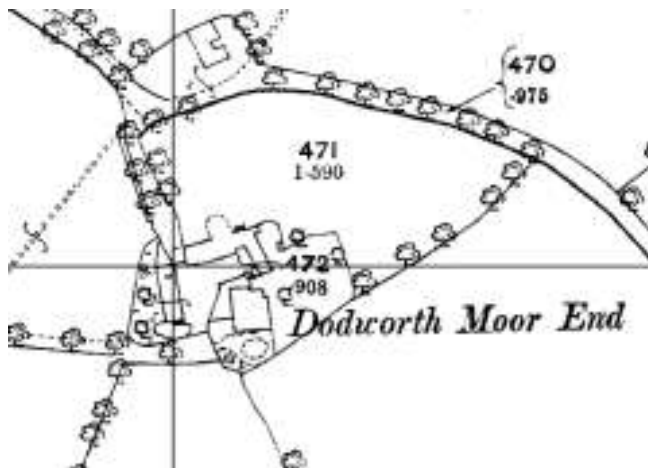


Fig 15. 1893 OS Plan

### 6.3 Proposals and Impact upon the significance

Both proposals for an ancillary building and a single storey extension to the farmhouse are located to the rear, east and south east of a high boundary wall and the two-storey farmhouse which prevents any interconnecting view that could be considered to have an impact upon the setting of the listed barn – see Fig 16 below.



Fig 16. View from listed barn towards farmhouse looking south west.

There is a high wall and lean-to which restricts any view of the rear (east) garden of the farmhouse and limits any view of the proposed works to a small area of pitched roof which would be attached to the previous extension, just visible above the lean to in the photo.

## **PLANNING & HERITAGE STATEMENT**

The outbuilding, being located much further away and at a lower level could not be seen and would have no impact on the listed barn.

The proposed detached garage to the west side of the farmhouse can be seen from the courtyard and from the grade II listed barn.

A similar larger design for a garage in this same location using similar materials has however quite recently been granted planning and listed building consent and therefore we conclude that having considered any impact the council has determined that it is acceptable.

The impact of all the proposed works on the setting of the listed barn and its significance is considered to be very low.

### **9.0 Mitigation**

Mitigation in relation to the garages, which is the most visible, is provided by the form of the building which is in keeping with its surroundings, it's limited scale being single storey and the use of good quality local materials to match the surrounding buildings.

### **10.0 Conclusion**

The proposals are considered to be planning policy compliant. They comply with Green Belt policy because of the exemption that allows alterations and extensions to existing dwellings as long as they are not disproportionate. In this case the total amount of extensions and alterations is marginally greater than 50% of the floor area of the original dwelling and so the proposals are compliant.

In addition, we have shown that they have no impact upon the openness, utilise appropriate design and good quality materials and they have no detrimental effect upon the existing Listed Barn or its setting.

We consider that the proposed works are consistent with local and national planning policy and look forward to receiving the council's support.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a period.

**MBooth Design**