
2019/0473

Applicant: Mr Mark Denman

Description: Alterations to listed building including repair and repointing of external stonework and replacement of ground floor windows and doors.

Site Address: 114 Wath Road, Elsecar, Barnsley, S74 8JF

The application is referred to the Board as the applicant is related to an Officer working within the Council's planning team. No representations have been received.

Site Description

The application relates to a stone built dwelling situated along 'Reform Row' (Grade II listed) which lies within the Elsecar Conservation Area along Wath Road. The terraced cottage is constructed from local honey coloured sandstone walls and welsh slate roofs with timber box guttering and iron downpipes. The row of properties is the longest listed terrace in Elsecar and is situated close to the Elsecar Heritage Centre. Directly across Wath Road from the property is a parking area for a local coach firm.

Proposed Development

The applicant is seeking Listed Building Consent for alterations and repairs to the dwelling. The proposed works are:

- Repair and replacement of sandstone to front and rear elevations involving the repointing with a lime/mortar mix.
- Replacement of the front external door
- Replacement of the ground floor windows at both front and rear elevations

The replacement windows and doors would be of hardwood oak material to closely match as possible to the existing building and surrounding properties.

Relevant Planning History

2017/1013 – Replacement door and windows (Listed Building Consent) – 108, 110, 116, 118, 128, 132, 134, 138, 142, 144, 146, 148, 150, 152, 154, 156 and 160 Wath Road, Elsecar, Barnsley, S74 8JF. Approved with conditions 27th September 2017.

Policy Context

Local Plan Allocation – Conservation Area

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3th 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 2000) and the Core Strategy (adopted 2011).

Adopted Local Plan Policies

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the Borough. Policy D1 States that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Local Plan Policy HE1 – The Historic Environment states that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Local Plan Policy HE3 – Developments affecting Historic Buildings states that proposals involving additions or alterations to listed buildings should seek to conserve and where appropriate, enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Supplementary Planning Documents

Supplementary Planning Document (SPD) - House Extensions 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:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

NPPF

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.

These policies are considered to reflect principles set out in the revised 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 – No objections subject to conditions

Representations

Notification letters were sent to surrounding properties and a site notice was posted at Wath Road on 15/4/19. No comments or representations were received.

Assessment

Principle of Development

Alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties. The repairs to the stonework and the replacement of external doors and windows do not require planning permission. However the application seeks listed building consent as it relates to one of the terraced dwellings that comprises 'Reform Row' which is grade II listed. In such circumstances proposals are required to conserve the elements which contribute to its significance in order to be judged acceptable.

Impact on Heritage Assets

The application is very similar to that made and approved under 2017/1013 that covered the other properties within 'Reform Row'. The door design and arrangement raises no concerns. The windows show a Yorkshire sliding sash arrangement as is currently in situ. As existing these have some historic value, but may not actually be original (far from it in fact). The conservation officer is of the view that the existing sliding sashes in place at number 114 are likely to be 20th Century and perhaps even later 20th Century additions. Despite this, the style is not untypical of buildings of this age, and clearly the proposal to replicate the existing style has good precedent. As such, in terms of the appropriateness and sympathy of the design they are generally in keeping and certainly would not harm the significance of the building. The plans show hardwood frames and true glazing bars finished with a lambs tongue moulding. These hold very slimline (4mm cavity) double glazed units which are finished with linseed putty that hides the synthetic frame sealant. These are as close to the original as modern windows can be in this scenario, and this replicates exactly what is in situ in the neighbouring properties. Whilst the space bar should ideally have been colour matched, the black bar proposed is not considered to be significantly detrimental to the character of the existing building.

Conclusion

In summary the weathered condition of the existing windows and doors has reached a point that replacing them is a necessity. The proposed replacements retain the same historic design principles as the existing versions, being of made up hardwood and sash window detailing. Furthermore the proposals have been designed to a specification that matches that approved for 17 other properties forming the same terrace ensuring consistency of approach. Additionally the repointing of the walls on the front and rear of the property would refresh the appearance of the building. Accordingly the proposals are considered to fully

accord with the relevant local plan assessment policies, HE1 The Historic Environment and HE3 Developments affecting Historic Buildings.

Recommendation

Grant listed building consent subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In accordance with Section 18 of the Listed Buildings Act 1990, as amended S51(4) of the Planning and Compulsory Purchase Act 2004.

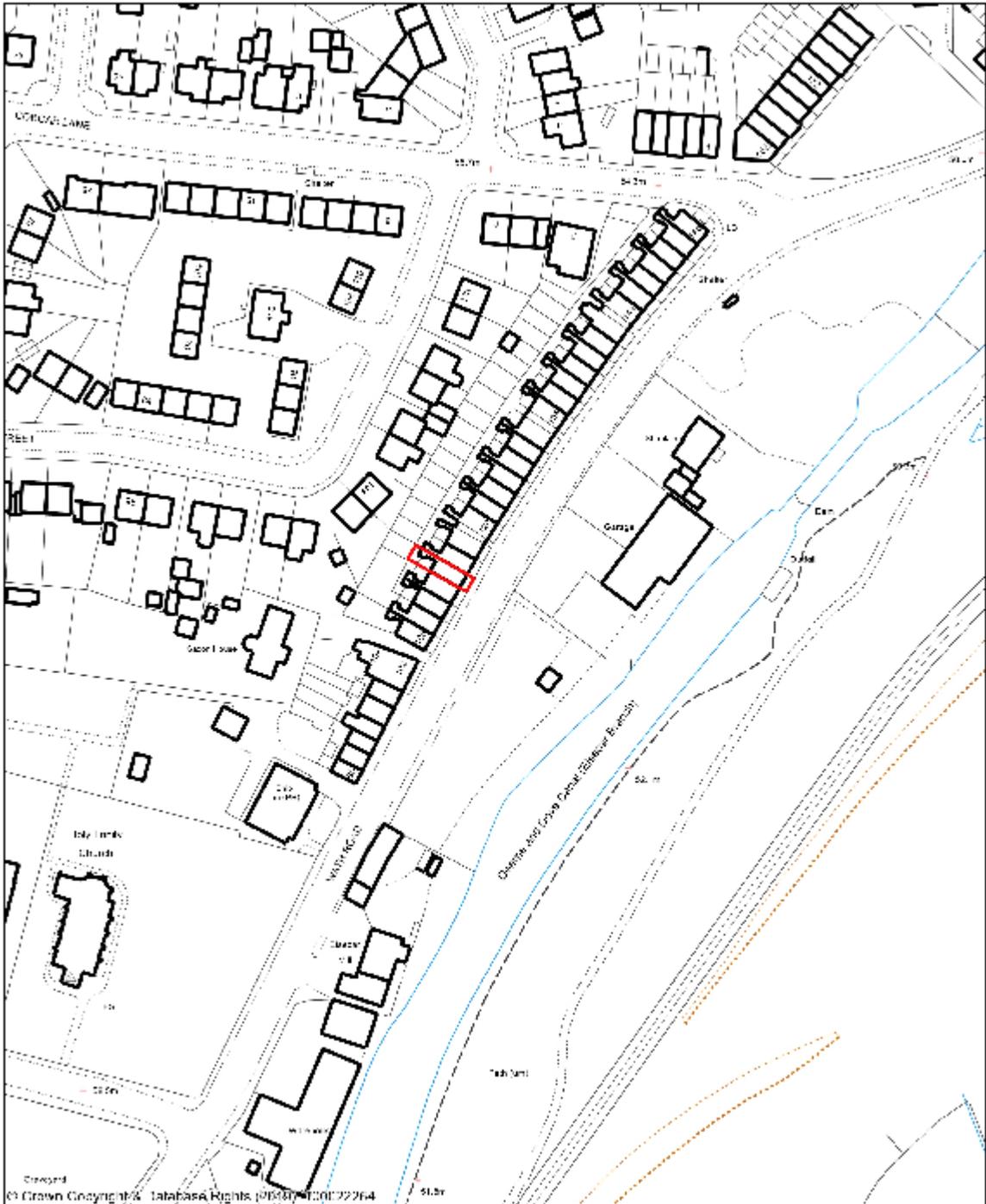
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing Nos. NPS-DR-A-(00)-140 Rev. P2 and NPS-DR-A-(00)-141 Rev. P2) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 New and repaired sections of wall shall be constructed of random to slim coursed medium to fine sandstone similar to the existing in terms of colour, general grain size, and type of face dressing. The stone shall not be re-dressed but reclaimed, weathered, natural sandstone samples of which shall be submitted to and approved in writing by the local authority prior to the construction of the buildings. The repair and construction of this building shall only take place after a one-metre-square sample panel of repaired stonework showing the pointing and coursing has been constructed on site and the details approved in writing by the local planning authority. The approved panel shall be retained on site until the repair and construction of the building has been completed. Development shall be carried out in accordance with the
Reason: To conserve and enhance the significance of the heritage asset in accordance with Local Plan Policy HE1 'The Historic Environment' and Local Plan Policy HE3 'Developments affecting Historic Buildings'

- 4 The pointing mix shall be lime (NHL 3.5) aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints shall require careful removal of cement by hand at a depth equal to twice that of the width. Pointing mix shall be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.
Reason: To conserve and enhance the significance of the heritage asset in accordance with Local Plan Policy HE1 'The Historic Environment' and Local Plan Policy HE3 'Developments affecting Historic Buildings'

PA Reference:-

2019/0437



BARNSELEY MBC - Regeneration & Property

Scale: 1:1250

