

AHP design, access and heritage statement

application: Carlecotes Hall – Proposed Change of use of attached Stables and Outbuildings to Residential including Alterations, Extensions and Landscape Works. - Listed Building

applicants: Mr and Mrs John Wood

document nr: 19002DA-100-P02 – Mr J Wood – Carlecotes - Change of Use Stables etc

date: 11 June 2021

Background and the proposed development

01. Carlecotes Hall (“the application property”) lies in the small village of Carlecotes within the Barnsley Local Planning Authority area due west of Barnsley itself, a Grade II Listed Building including various attached units of accommodation and ages, all of which are included within the curtilage of the Listed Building. The property is on land zoned on the adopted local development plan as Green Belt.
02. This Application seeks the change of use to residential together with alterations and extensions, changes, which require applications both Planning Permission and Listed Building Consent to be approved.

Introduction and Background Information

03. The main issues in this Application are whether the proposed change of use and alterations and extensions would be considered appropriate in the Green Belt and whether they would preserve the Grade II Listed Building and any features of special architectural or historic interest, which it possesses, and its effect on the character and appearance of the Listed Building.

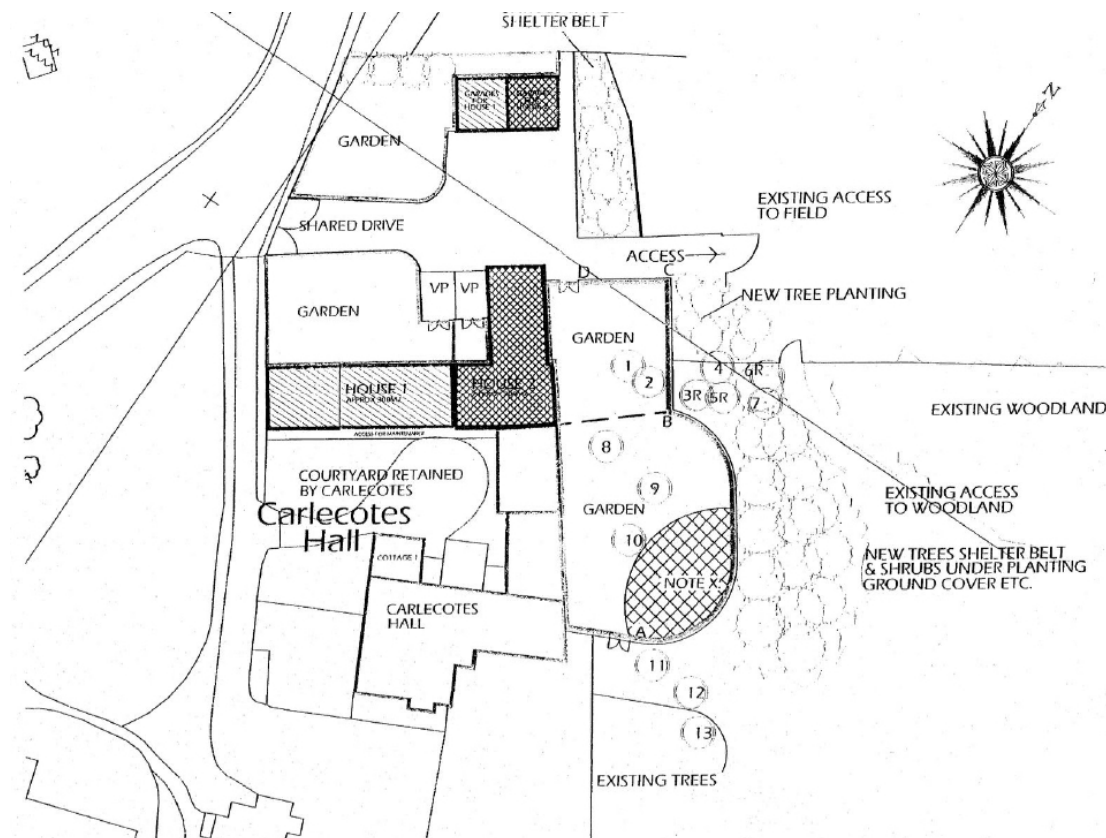


Figure 1; The two dwellings previously approved, House 1 and House 2

04. In respect of the proposed development it is of relevance that previous applications for Planning Permission and Listed Building Consent were granted in 2003 for the change of use and alteration of some of the same parts of the building under consideration here. Please see these on fig1 above labelled House 1 and House 2. These permissions were implemented by the carrying of the building works to create House 1, which was subsequently sold off by the previous owners of Carlecotes Hall prior to the acquisition of the remainder of the property by the present owners Mr and Mrs J Wood.
05. The proposals here are firstly for varied changes to those previously permitted as House 2 to create two dwellings instead of one, as shown on ADP drawing nr 19002D-02-P03 which should be read with this statement. Secondly these proposals are for the creation of separate residential units in what is currently ancillary residential accommodation, part of Carlecotes Hall itself.
06. A further Planning Permission was granted in 2015 for the formation of a new access to the area to the north east of Carlecotes Hall, this will be used as the vehicular access to serve the two properties to be created from House 2 as proposed by one of the applications to which the statement relates. The others created from the existing ancillary accommodation in Carlecotes Hall already have use of the existing access into the former farmyard where their parking will be located.

Whether the proposed extensions would be inappropriate in the Green Belt

Planning policy context

07. The National Planning Policy Framework (NPPF) is clear that the extension or alteration of a building in the Green Belt is not inappropriate development providing it does not result in disproportionate additions over and above the size of the original building. The NPPF revised in July 2018 is therefore relevant in regard to this proposed development.
08. The Barnsley Development Plan was adopted by Barnsley Council in January 2019 and is therefore the development plan in accordance with which applications for Planning Permission and Listed Building Consent for this property should be evaluated, it is therefore pertinent to consider its policies here as follows.

The "original building"

09. The Glossary to the NPPF defines the "original building" as "*a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built*".
10. It is evident from its age that Carlecotes Hall itself is the original building, in the normal sense of the word. However, for the purpose of considering the question of inappropriateness, the original building is the whole block of buildings including the stables and ancillary accommodation, all of which it can be seen from historical Ordnance Survey maps existed prior to 1 July 1948, and thus should be regarded as the original building.
11. Notwithstanding the above, it may be that the Council does not regard the remainder of the group of buildings to be part of the "original building" for Green Belt policy purposes. While I see no justification for such a stance, I nonetheless consider the question of disproportionateness on this basis below.

Whether the proposed development would result in disproportionate additions over and above the size of the original building

12. There are a number of components of 'size' either the built footprint or the volume of each of the elements of the 'original building' could be considered, comprising the whole group of buildings as they stood on 1 July 1948, along with the same figures for the existing and proposed additions.
13. While each measure of size stated above is relevant, I consider volume to be the most instructive. It is the only one that offers any sense of the size of the elements as three-dimensional forms.
14. It can be clearly seen simply by inspection that the proposed extension included in these proposals is very small indeed when compared to the original building. The proposed addition by way of an enlargement of the volume of the "original building" would therefore be very modest indeed, and thus not disproportionate.

Local Plan Policy

15. Of relevance to the issue of inappropriateness in the Green Belt is Local Plan Policy GB1. This says that:

Green Belt will be protected from inappropriate development in accordance with national planning policy.

16. Also, of relevance to the issue of inappropriateness in the Green Belt is Local Plan Policy GB2 regarding replacement, extension and alterations of existing buildings in the Green Belt. This says that:

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:

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 residents, the visual amenity of the area, or highway safety.

Conclusion on Green Belt inappropriateness

17. In the light of the above, I conclude that the proposed sub division of the part of the building where there was previously a permitted change of use to one house, which was implemented and would be sub-divided by these proposals would not result in disproportionate addition over and above the size of the original building. Similarly, the small extension would not be disproportionate. Consequently, the proposed development would not be inappropriate in the Green Belt. It would not conflict with the NPPF or the Local Plan in this regard.

Whether the proposed extensions would preserve the Grade II Listed Building and any features of special architectural or historic interest, which it possesses

18. As noted above, the application property forms part of a group of buildings. The listing details state the following:

Location: Statutory Address:
CARLECOTES HALL, BROOK HILL LANE

District: Barnsley (Metropolitan Authority)
Parish: Dunford
National Grid Reference: SE 17844 03354

Details: SE10SE DUNFORD BROOK HILL LANE (south side, off) Carlecotes 5/3 Carlecotes Hall GV II Large detached house. C17, of at least 2 builds with late C18 or early C19 additions and mid C19 alterations and additions. The mid C19 work was probably by George Shaw of Saddleworth and was for John Chapman. Squared, coursed stone in various depths of coursing. Stone slate roofs. Z-shaped plan consisting of 3 parallel east-west ranges the southern 2 of which terminate in a north-south range. The northern range has been extended to the east in the late C18 or early C19 and again in the C20. Two storeys. Garden front: to left is a 4-light, double-chamfered, mullion and transom window with hood-mould to ground floor. To the right of this is a C19 arched doorway. Further to the right, in the gable end of the north-south range, is a C19 two-storey, 7-light, canted bay window with trefoiled lights and a crenelated parapet. The gable above has chamfered copings on moulded kneelers. In the internal angle formed by this range and northern range is a similar 2-storey bay, square and of 3 x 4 lights with cambered heads to ground floor and trefoiled heads to 1st floor, again with crenelated parapet. The northern east-west range has 2 bays of 3-light, flat-faced mullion windows and a chamfered doorway. Five ashlar stacks with cornice and cap. At the rear is a C20 two-storey addition not of special interest. Interior: two C17 fireplaces, the one in the north-south range with a C19 inserted fireplace, and a bressumer beam in front. Dividing this range

is a crossbeam which is grooved for a partition. In the west room the joists have saw-tooth decoration and the windows have stained glass. Panelled oak screen upstairs.

Listing NGR: SE1784403354

19. From this, it seems to me that the significance of the Listed Building stems predominantly from its form, architectural detailing and materials and the fact that it was built and extended in stages over a period of approx. 300 years. There have also been C20 extensions of no special interest.
20. Listed Building Consent was previously granted for the conversion of the former stables and ancillary building to form the two dwellings as shown in figure 1. This application is therefore not significantly different to what has previously been permitted.
21. These proposals also include for internal alterations, these are relatively recent features and do not contribute to the historical significance of the heritage asset, their replacement will not therefore cause harm to significance.
22. The proposed extension would, be built with side walls formed partly with reclaimed natural coursed stonework, with ashlar gritstone dressings to match the existing building and partly with oak window frames containing double glazed units. The "front" elevation of the extension would have full height windows matching those in the side walls, the two centre sections would slide to the side to open. The extension roof would be formed with green oak timbers exposed under an overhang and supported on green oak posts with ashlar plinth stones. The overhang will form a shadow on the walls and glazing which allied to the dark paint finish on the window frames will emphasise the columns and the plane of the roof, creating the feel of a traditional timber framed cart shed.
23. The glazing of the extension set deeply within a rustic oak frame will be different to the existing windows in the traditional stone walls, that is the point. Extensions to Listed Buildings need not be pastiche. The approach taken here aims to avoid poor imitation and to instead introduce additions that unashamedly are legible as contemporary components.
24. The proposals also include for landscape works abutting the existing building to provide a terrace and access down to the grounds to create improved amenity space around and easier access to the part of the existing garden area, which was approved in the previous permission. The works include low height walls, and flights of steps and all of which will be constructed as natural local drystone walls all of which it is held will complement and enhance the setting and character of the heritage asset.
25. Overall, the proposals would not undermine the character of the Listed Building or detract from any of its architecturally noteworthy features. The materials proposed would ensure that the extension is seen and understood as a contemporary addition, reflecting the legibility and purposefulness of the Listed Building's design.
26. I therefore conclude that the proposed extension and alterations would preserve and enhance the Grade II Listed Building and its features of special architectural or historic interest and would not lead to harm to the significance of the Listed Building. As such, the proposed additions would not conflict with the NPPF. Which say that great weight should be given to the conservation of heritage assets and seeks to ensure that unacceptable harm to their significance is avoided.
27. In addition, the development would not conflict with Local Plan Policies, which aim to ensure that the host building remains the dominant element both in terms of size and overall appearance. Also, that the development proposals affecting a designated heritage asset conserve those elements, which contribute to its significance, and retains those elements of the historic environment, which contribute to the distinct identity of the Barnsley area.

Conclusion

28. For the reasons given above I conclude that these applications made for the proposed extension and alterations to the buildings and the change of use should be allowed, and that Planning Permission and Listed Building consent should be granted.

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