

Consultation Response from KC Conservation and Design		
2018/94180 Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX		
Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property		
Date Responded: 20/02/19	Responding Officer: Craig McHugh	Responding Ref: HO 5/302
Summary The barn contributes to the significance of the grade II listed farm house and illustrates the mixed nature of farming undertaken in the past which depended on cereal crop production, animal husbandry and textile production. Its vernacular detailing complements that of the farm house. There is no objection in principle to the conversion of the building to residential use. However, the proposed alterations would result in the loss of the door and window to the outbuilding, which would be harmful, as would the insertion of so many large openings into the west elevation of the barn. Conservation and Design have concerns on heritage grounds particularly with regards to paragraph 190 of the NPPF. We should seek revised proposals that reduce the size and number of new openings. Significance of the heritage assets affected The small barn is a structure attached to the grade II listed building, Stalley Royd Farmhouse, which forms its south wall. Stalley Royd Cottage has been built up against the east wall of the barn in the 20th century. The barn has been altered significantly. The upper courses of the walls have been rebuilt, probably at the same time as the Cottage was constructed. Steel beams have replaced any earlier timber trusses. A large window opening has been inserted in the north gable wall at a high level and a modern window has been inserted into the west elevation to the left of the barn entrance. The barn entranceway with its quoin stones and arched lintel remains, as does an owl or pitching hole above it. A single-storey lean-to building of a similar age to the barn, is attached to its west elevation, this has a doorway and a window with stone surrounds. The barn contributes to the significance of the farm house and illustrates the mixed nature of farming undertaken in the past which depended on cereal crop production, animal husbandry and probably textile production (the road immediately to the north is Tenter Hill). Its vernacular detailing complements that of the farm house. Impact of the proposals on significance There is no objection in principle to the conversion of the building to residential use. However, the proposed alterations would result in the loss of the door and window to the outbuilding, which would be harmful, as would the insertion of so many large openings into the west elevation of the barn. There is no objection on heritage grounds to the new access road and garages. However, the stone boundary wall should be retained as part of the landscaping works. How the road is to be surfaced is key, an adoptable standard road, with pavement, lighting and metalled surface may impact upon the setting of the farm house and barn so this needs to be carefully considered. The removal of the access immediately to the north of the barn, which is late 20th century, would benefit the setting of the barn. Relevant Policies/Guidance Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We should avoid or		

minimise any conflict between the heritage asset's conservation and any aspect of the proposal (NPPF para.190). As set out above, the loss of feature of interest and the number and size of new openings would be harmful. We should therefore seek to reduce this harm, so far as is possible.

We should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF para.192(a)). The barn has been in a low-key use as a stable and store for some time and is no longer suitable for modern farming. A sustaining use is therefore required in order to conserve it, residential use would be consistent with the barns conservation, providing the impact of the alterations can be minimised.

The NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para.196). As currently proposed the development would cause less than substantial harm to Stalley Royd Farmhouse, we should still seek to reduce that harm in accordance with paragraph 190 and weigh any residual harm against the benefits of securing a viable use for the barn.

Conclusion

Conservation and Design have concerns on heritage grounds particularly with regards to paragraph 190 of the NPPF.

Recommendations

We should seek revised proposals that reduce the size and number of new openings. New openings should be of a less domestic nature and a more agricultural character i.e. square. Use should be made of the existing gable opening, which appears to have no function in the present layout.

The roof of the barn is modern and so could accommodate rooflights for the first floor front rooms, the windows above the outbuilding look particularly uncomfortable squashed up under the eaves.