

Consultation Response from KC Conservation and Design
2019/91610 The Barn, The Copse, Scholes Lane, Scholes, Cleckheaton, BD19 6NE
Erection of extensions and alterations (within a Conservation Area)
Date Responded: 29.8.19
Responding Officer: SO
Responding Ref:

This building is located in the Hartshead Moor Top Conservation Area, to the rear (west of) the earlier dwelling Sunny Bank which is also still in existence and faces Scholes Lane. The Barn itself dates back to the mid-late C19 and historic maps suggest that it broadly retains its historic L shaped form. One of the older buildings within the conservation area, this would be considered to be an undesignated heritage asset.

A number of residential dwellings dating back to the late C20 and early C21 are located to the south of the building, including a detached house directly to the south of the barn approved in 2011 (2011/90843).

The main building is orientated from east to west and was converted into a two storey dwelling in the early 1980's, with a single storey former stable block attached at right angles to the south west end. The northern end of the single storey structure has been increased in height to two storey, with a west facing gable end, to increase the size of the main building. A large stone porch has been added to the south elevation of the main building, and a dormer bedroom extension was approved above the garage and store (formerly the stables) in 2001 (2001/90433) with four pitched roof dormer windows (two on each side) added to the stable roof.

Planning permission for the erection of extensions and alterations was approved in 1997 (97/90877).

Both the historic barn and stable block are constructed from hammer dressed stone with ashlar stone surrounds to the openings, ashlar quoins and stone gutter corbels along with stone slate roofs. Some of the later additions follow the same style using vernacular materials although the dormers are out of character with the historic building.

The proposal is to raise the height of the roof of the former stable to create a first floor extension, with a ridge the same height as the main building and earlier extension. In addition to this, the proposal is to increase the length of the former stable and construct a single storey mono-pitch orangery extension along the west elevation of this building. All existing external openings will be removed and replaced with new casement windows with stone surrounds and mullions, reminiscent of a terrace of weaver's cottages. The proposed plan shows cavity wall construction throughout the former stable building which suggests that it will be demolished and a new structure built.

Policy LP35 of the Kirklees Local Plan requiring that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.

I am concerned about the piecemeal development on this site which has already altered the building substantially. Existing architectural features including the quoin stones and historic openings which still remain contribute to the significance of this building and enable its historic use to be understood, and under this proposal they will be removed with a complete reconfiguration of the external openings.

The existing stable building is subservient to the main barn and I am concerned that the proposed alterations, along with a significant increase in the size of the building, will greatly alter the relationship between the two buildings and erode the character of this former farmstead.

NPPF Chapter 16:

196. 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.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

I consider that this proposal will lead to less than substantial harm to the significance of both this undesignated heritage asset and the conservation area itself by substantially altering this historic farm building. The heritage statement does not provide any justification for the extent of changes to this building other than the removal of the dormers installed around 2001 which is welcomed. Consideration has not been given to the historic character of the building and its former use, nor have other options been explored to increase the space within the property without causing harm to its character and significance. I do not consider the application to demonstrate any public benefits to outweigh this harm and piecemeal development does not justify the further erosion of significance and character.

I would suggest that alternative proposals are considered such as the retention of all existing historic openings and architectural details, along with perhaps a detached garage rather than the alteration of the existing structure. As the gable end of the barn has already been extended perhaps this can further extended as an alternative to the proposal to reduce the impact on the historic structure.

I would welcome a revised proposal which gives consideration to the character and significance of this heritage asset.

