

GC Town & Country Planning

Graham Cockburn BSc (Hons) Dip.TP MRTPI
Planning Consultant 10 Peebles Close Huddersfield HD3 3WD

HERITAGE STATEMENT

Conversion of Storage Barn to 2 Residential Apartments at Angel Barn rear
of 8 – 10 Longwood Road, Paddock, Huddersfield HD3 4EU



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INTRODUCTION

This Heritage Statement forms part of a Planning Application for the conversion of an existing Grade II Listed Building to 2 apartments. The building in question is a vacant storage barn constructed in the early part of the 19th Century.

The Heritage Statement forms part of the documents submitted with the Planning Application.

The NPPF 2019 at Paragraph 189 advises *“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage sites which are internationally recognised to be of Outstanding Universal Value. These 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”*.

At Paragraph 194 it advises that *“In determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.....”*

Angel Barn is a Grade II Listed Building built in the 19th Century. It does not lie within a Conservation Area and the development proposal does not include any demolition as the building will be retained and converted to 2 residential apartment.

HERITAGE ASSET

Angel Barn was added to the Listed Building schedule on 29th September 1978 and the official record is attached at Appendix A.

It is described as on the north side of Longwood Road and was originally referred to as Cliff End Barn between Nos.8 – 10 Longwood Road. It was constructed in the early 19th Century and is a two-storey building with a pitched stone slate roof and stone walls which are hammer-dressed. There are round arched barn doors to the front and rear elevations with ashlar voussoirs. There is oculus above and 2 semi-circular-lunettes either side of the oculus all with plain raised surrounds. There are also 2 semi-circular-lunettes in the gable ends.

The current record shows that this building is Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The barn remains essentially unaltered save for structural steelwork which was added approximately 12 years ago to the interior and which is bolted through to the exterior. The steelwork comprises vertical piles and cross bars. The work was carried out as it was considered the building was structurally unsafe at the time and the whole of the steelwork was paid for by the Applicant. If that steelwork had not been provided then the building may have fallen down and may not exist today.



PROPOSED DEVELOPMENT

It is proposed to convert the barn to 2 residential apartments which will retain all the external features of the barn save for the addition of 6 roof lights (3 on the front and 3 on the rear), 2 rear patios and 2 patio doorways at ground floor level rear. The ground floor accommodation of each residential unit will provide a bedroom en-suite, store lobby and hall and the first floor will provide a lounge, kitchen/dining room and 1 bed en-suite. To accommodate this a dividing first floor will be added to the building. Beneath that floor the existing link between the front and rear barn doors will be maintained as a corridor for vehicles who access the triangular rear yard area which will provide 4 parking spaces. The access way will provide 2 additional parking spaces all within the curtilage of the building. The curtilage of the barn is approximately 0.02 hectares and the building has a footprint measuring 13m x 9m giving an area of 117 square metres. The building has a pitched slate stone roof and measures 5.5m to the eaves and 8m to the ridge. The internal passageway is 3.3m wide and extends through the

depth of the building (9m) and this leads to the rear yard area which is triangular in shape which from base to apex measures 9.5m.

The only external alterations to the building are the addition of 3 Heritage roof lights on the front roof slope and 3 on the rear roof slope. An additional patio will be formed for each unit in the rear yard and a patio door will be added to the rear elevation leading on to each patio.

The front elevation of the barn faces south and the side elevation facing east fronts on to an existing yard area which is shared with the adjoining cottages. This yard area has an accessway leading to Longwood Road. The barn has a right of way to use this yard and access.

PLANNING HISTORY

The barn was constructed in the early 19th Century and conveyancing plans show it may have been linked to The Angel Public House as annex accommodation and for stabling horses at that time.

The Applicant has owned the property since the late 20th Century and applied for Outline planning permission for Change of Use from barn to dwelling on 3 occasions, namely in 1983, 1991 and 2003. Each application was granted planning permission but in view of the time limits on the Outline planning permissions once permission expired it was then necessary to renew the permission by submitting a new application. All applications were approved.

In approximately 2010 some structural issues were noted in relation to the barn and structural engineers were employed to promote the scheme to prevent the barn collapsing. A steel frame

was inserted within the building and connected by steel bars internally and then plated to the external wall. This steelwork will be adapted/removed as part of the Building Regulation application associated with this Planning application.

JUSTIFICATION and CONCLUSION

The Applicant has owned the building for some considerable time and has incurred considerable expenditure in providing structural steelwork to support that building.

It is not appropriate to continue the early 19th Century use as a storage barn to the present day, particularly in view of the accessway which is shared by the adjoining cottages.

The Government is promoting conversion of historic buildings such as barns to residential use and the Applicant has always considered the barn suitable for such conversion in this location. The barn is large and therefore suitable for conversion of the building into 2 residential apartments with on-site car parking.

The conversion of the barn to 2 residential apartments will accord with Government policy relating to provision of a residential accommodation and would ensure the retention of this Grade II Listed Building whilst adding to the housing supply in this suburban location.

The Applicant has applied on 3 occasions for planning permission to change the use of the barn to residential accommodation and that has previously been granted. It is considered that the current proposal is acceptable and will provide for the future of the barn in the form of 2 modern residential apartments ensuring the future of the barn with the appearance largely unaltered.

APPENDIX A

BARN BETWEEN NUMBERS 8 AND 10

Overview

Heritage Category:
Listed Building

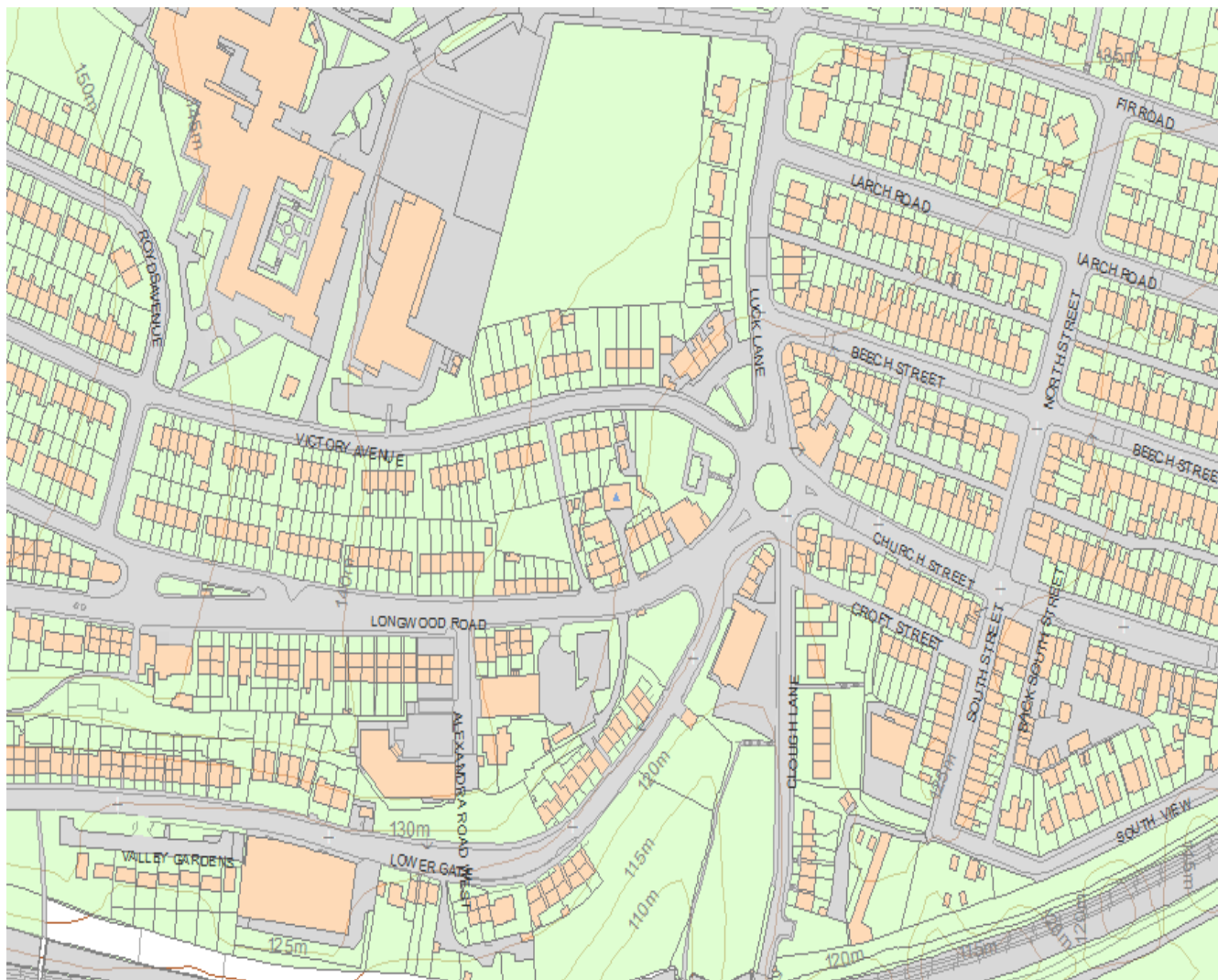
Grade:
II

List Entry Number:
1215253

Date first listed:
29-Sep-1978

Statutory Address:
BARN BETWEEN NUMBERS 8 AND 10, LONGWOOD ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1215253.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Oct-2021 at 15:35:29.

Location

Statutory Address:

BARN BETWEEN NUMBERS 8 AND 10, LONGWOOD ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Kirklees (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SE 12356 16368

Details

LONGWOOD ROAD 1. 5113 (North Side) Cliff End Barn between Nos 8 and 10 SE 1216 33/843 II 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. Coped gables. 2 storeys. Round-arched barn doors with ashlar voussoirs. Oculus above. 2 semi-circular lunettes either side of oculus, all with plain raised surrounds. 2 semi-circular lunettes in gable ends.

Listing NGR: SE1235616368

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

340165

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

APPENDIX B

