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**STATEMENT OF SIGNIFICANCE**

**DETAILED APPLICATION FOR 4NO. DWELLINGS  
FOLLOWING DEMOLITION OF EXISTING HAULAGE  
BUILDINGS AND CEASING OF HAULAGE YARD USE**

**BRETTON MILL FARM, HUDDERSFIELD ROAD,  
HAIGH, BARNSELY, S75 4BX**

**H BROOK AND SONS (BRETTON) LTD**

**JANUARY 2024**

## **C O N T E N T S**

1.0 INTRODUCTION AND PURPOSE OF THIS STATEMENT

2.0 STATUS OF PROPERTY

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## 1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site known as Bretton Mill Farm, Huddersfield Road, Haigh which is within the proximity of a Grade II Listed Building known as 'Bretton Mill'. It will be noted that the proposals are not within the curtilage of the Listed Building.

It is understood that 'Bretton Mill' formed part of the farm until it was sold off and developed for residential purposes, following the grant of planning permission and Listed Building Consent by the Council. The site is not located within a Conservation Area nor are we aware of any other heritage assets impacted upon.

The proposed scheme seeks planning permission for 4No dwellings in a 'courtyard' form following demolition of the existing unsightly haulage buildings as shown on the submitted plans. The subject site does not constitute a heritage asset, either statutory or non statutory.

The purpose of this document is to provide a statement in respect of the site to consider the impact of the development on the setting of the Listed Building. The statement provides an objective opinion on the visual aspects of the site, the proposal and its setting. This statement should also be read alongside the planning support statement submitted with the application.

The report is produced in the context of the National Planning Policy Framework, which states:-

***"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."*** (TPC underlining)

The work undertaken in preparing this report includes:

- (i) Walk over survey to examine the site, character, immediate and wider setting.
- (ii) Inspection of the Historic Environment record, including the WYAS record.
- (iii) Examination of relevant Local Plan policy (referred to in the Planning Support Statement).

- (iv) Examination of National Planning Policy Framework (also referred to in the Planning Support Statement).
- (v) Examination of advice in Planning Practice Guidance 'Conserving and Enhancing the Historic Environment'.

This report and conclusions are drawn from a detailed examination carried out in respect of the above. It is considered that the level of detail provided meets the test ***“to understand the potential impact of the proposal”*** on the significance of the Listed Building.

Para 192 states:

***“In determining applications local planning authorities should take account of:***

- a) the desirability of sustaining and building 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 viability; and***
- c) the desirability of new development makes a positive contribution to local character and distinctiveness.”***

It is considered that the proposal, which is in the setting of statutory heritage asset, will be a positive contribution to the character and distinctiveness and positively enhance the wider setting of the Listed Building through the removal of the unsightly haulage buildings to be replaced by sensitively designed development.

Consideration has also been given to the published advice in 'Planning Practice Guidance - Conserving and Enhancing the Historic Environment'. This states amongst other things:-

***“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important to understanding the potential impact and acceptability of development proposals.”***

In terms of taking into account the setting of a heritage asset, it states:-

***“A thorough assessment of the impact on setting needs to be taken into account, and proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or distract from that significance and the ability to appreciate it.”***

This report, therefore, considers impacts of the proposal on the setting of the subject Listed Building.

As will be set out in the summary (section 4 below), it is considered that the proposed changes do not lead to harm to the significance of the statutory designated asset for the reasons that will be set out. It is considered that the development will not give rise to issues of harm to the setting of the Listed Building. Indeed, the removal of large scale unsightly haulage buildings to be replaced by domestic scale development designed to be appropriate to this rural area will enhance the setting of the Heritage Asset.

## 2.0 STATUS OF PROPERTY

The description in the formal 'Listing' is as follows:-

**“SE21SE WEST BRETTON HUDDERSFIELD ROAD  
(west side)**

**8/77 Bretton Mill**

**II**

***Former mill building, now in agricultural use. Late C18 or early C19. Deeply coursed stone. Stone slate roof. Three storeys. 3-bay front. Large, central, quoined 1<sup>st</sup>-floor doorway up a small flight of later stone steps. 2-light windows with broad surrounds and slightly recessed mullion, including one part obscured behind the 1<sup>st</sup>-floor stair. 2<sup>nd</sup>-floor left window is a single light. Several lights are blocked. Rear: altered but retains a blocked central 1<sup>st</sup>-floor doorway. Small lean-to addition to left return left side, with a segmental-headed entrance to right. 2-light windows, as before, to 1<sup>st</sup> and 2<sup>nd</sup> floors (one is within the lean-to). Addition, at 90°, to right return, not of special interest. The gable above is patched with brickwork.***

***Listing NGR: SE2954412168”.***

The site has a long planning history and permission was first granted in 1998 for a change of use and extension to form seven residential units (98/99/01345/J). Following this a number of variations and renewals were granted, as follows:

- 98/99/01345/H - “Change of Use and Extension to Form Seven Residential Units, Demolish Existing Modern Barn and Erect Garage and Stable block” – Bretton Mill, Huddersfield New Road, West Bretton
- 03/99/01345/K – “Convert Mill to Form 4No Residential Units, Demolish Existing Barn and Erect Garage and Stable Block” – Bretton Hill, Huddersfield Road, West Bretton
- 03/99/01345/M – “Renewal of Planning Permission 98/99/01345/H (Change of Use and Extension to Form 7 Residential Units, Demolish Existing Barn and Erect Garage and Stable

Block)" – Bretton Mill Farm, Huddersfield New Road, West Bretton

- 03/99/01345/N – “Renewal of Planning Permission 98/99/01345/J (Change of Use and Extension to Form 7No Residential Units, Demolition of barn and Erect Garage and Stable Block” – Bretton Mill Farm, Huddersfield New Road, West Bretton.

The Historic Environment Record has been examined. It identifies that West Yorkshire Archaeological Service undertook a Building Recording in August 2003 prior to the conversion of the buildings to residential use; it identified that the construction of the mill was circa 1704; in circa 1800 the granary was constructed; circa 1900 milling ceased at the site and buildings converted to agricultural use and the construction of a stable; circa 1950 windows in the granary blocked; 2005/2005 recording identified a number of features including a Hurst frame within the mill building.

Full records of the recording are held by WYAS and are a public record.

### 3.0 ASSESSMENT

The subject Listed Building constitutes an original mill. Dating back to the 17<sup>th</sup> Century, it is understood its mill function ceased in around 1900. However, it no longer functions as a mill following conversion to residential use in 2004 following the grant of planning permission and Listed Building Consent by the Council.

The site was located within Bretton Mill Farm, a long established farm holding which has been in the applicant's family for over 60 years. The building was severed from the farm after conversion in 2004. The Listed Building now constitutes a small cluster of dwelling houses within the former mill buildings.

The nature of the subject Listed Building has clearly changed significantly over time following the grant of the previous planning permission and Listed Building Consent by the Council.

The site remains in close proximity to the farm – being adjacent to the original farmhouse (now constituting 2No dwellings) and a number of large scale buildings including the 3 closest to the Listed Building which have been utilised for haulage since 1975. These buildings are large scale, functional “sheds” and can be reasonably considered to be detrimental to the setting of the Listed Building.

It is considered that the removal of these buildings together with the development of the proposed scheme, which has been carefully considered in terms of form, layout, scale and design, will enhance the setting of the Listed Building.



## 4.0 SUMMARY

The application site is close to a Grade II Listed Building.

The setting of the Listed Building has clearly evolved over time and is dominated by more modern 'shed' like haulage buildings on the subject site. The Listed Building has also significantly changed and now functions as residential properties. It is considered that the haulage buildings detract from the setting of the Listed Building and the proposed development will improve and enhance its setting.

It is considered that a full assessment has been undertaken consistent with the requirement for a proportionate view of the impact of the proposals on the setting of the Listed Building.

This proposal will result in the removal of large scale haulage sheds to be replaced by development which is residential in scale will improve the wider setting of the Listed Building.

It is reasonable to conclude that the proposals do not give rise to harm to the significance of the statutory heritage asset.