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Hallam Land Management
Land at junction with Carr Road, Hollins Busk Lane, Sheffield

Sheffield City Council Planning Reference: 17/04674/OUT
Appeal reference: APP/J4423/W/21/3267168

24th May 2021

Introduction

- 1.1 This Statement of Common Ground relates to heritage matters. It is prepared and agreed on behalf of Hallam Land Management and Sheffield City Council (the Council) and relates to Land at Junction with Carr Road, Hollins Busk Lane, Sheffield here the following development is proposed (the appeal scheme).
- 1.2 The factual content of the Heritage Statement submitted to support the planning application (Orion Heritage January 2020 (CD1.12) is not in dispute.
- 1.3 There are three designated heritage assets in question. These are:
 - Royd Farmhouse (grade II NHLE no 1286318)
 - Barn and Farm Buildings which lie approximately 15 m north-east of Royd Farmhouse (Grade II NHLE No 1314585)
 - Barn approx. 30m East of No 15 The Royd (Grade II NHLE 1193193)
- 1.4 The level of importance of the buildings, by way of holistic appraisal of its evidential, historic, aesthetic and communal value, as outlined below is not a matter in dispute between the parties.
- 1.5 It is agreed that the proposed development will have no direct physical effects on any of these three listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the buildings or their settings or any features of special



architectural or historic interest which they possess in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.6 Archaeological matters are not a reason for refusal. For clarity's sake, South Yorkshire Archaeological Services (SYAS) confirmed in their consultation response to the planning application dated 23rd May 2019, that they have no archaeological objections and that further archaeological mitigation works can be secured by use of a pre-commencement condition. SYAS proposed the following wording for this condition:

Prior to the submission of any reserved matters application, an archaeological evaluation of the application site shall be undertaken in accordance with a Written Scheme of Investigation (WSI) that has first been submitted to and approved in writing by the Local Planning Authority. The WSI shall set out a strategy for archaeological investigation and shall include:

- i. The programme and method of site investigation and recording;*
- ii. The requirement to seek preservation in situ of identified features of importance;*
- iii. The programme for post-investigation assessment;*
- iv. The provision to be made for analysis and reporting;*
- v. The provision to be made for publication and dissemination of the results;*
- vi. The provision to be made for deposition of the archive created;*
- vii. Nomination of a competent person/persons or organisation to undertake the works; and*
- viii. The timetable for completion of all site investigation and post investigation works.*

Development shall only take place in accordance with the approved WSI and the development shall not be occupied until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled.

- 1.7 The appellant and the Council agree with this requirement for archaeological mitigation works and the suggested condition.

Matters of Agreement Relating to the Significance of the Listed Buildings

- 1.8 The listing descriptions are typical of listing descriptions at the time of listing, which were invariably limited to a factual description of the building when viewed from the public domain, as opposed to a comprehensive appraisal of significance.

Royd Farmhouse

- 1.9 Royd Farmhouse is a grade II listed building situated west of Carr Road. It was listed on 16th October 1978. The listing description states:

Farmhouse. C17 and C18, possibly earlier core. Possibly partly timber-framed. Coursed, squared sandstone, later work more regular. Stone slate roof.

Twin gabled front to two adjoining parallel ranges each two rooms deep. Two storeys, two windows to first floor. C17 part to left: quoins, square-faced window surround to each floor, lower one with two sashes divided by wood mullion, upper window three-light casement. C18 part to right: plinth, tooled quoins. Panelled door to left in bonded ashlar surround. To right a large two-light mullion window to each floor, both in square-

faceted surrounds with wood casements. Ashlar ridge stack with band and cornice.

Rear: C17 part has a casement in early deeply chamfered surround, to its right an inserted doorway through a former two-light double-chamfered mullion window opening. Square-faced window surround to first floor.

Left return: to right a section of altered walling indicates a removed lateral stack. Right return: to right, square-faced surrounds to a window on each floor, recessed mullions. To left of windows a chamfered, quoined doorway. Matching end stack to rear.

- 1.10 The significance of Royd Farmhouse resides primarily within its architectural and historic interest as an example of a 17th and 18th century farmhouse. It is a vernacular building which uses local materials and construction techniques and, it exhibits the evolution of an agricultural dwelling over several centuries. Its historic interest also resides in it being part of the hillside hamlet of Royd located on or near the spring line which evolved prior to the advent of industrialisation and the expansion of Stocksbridge and Deepcar.

Barn and farm buildings approximately 15 metres to north east of Royd Farmhouse

- 1.11 The Barn and outbuildings are grade II listed buildings situated west of Carr Road. It was listed on 16th October 1978. The listing description, which is principally for identification purposes, states:

Barn and farm buildings now undergoing conversion to three dwellings. Dated IGM 1790, on lintel. Coursed, squared gritstone, stone slate roof, lower part C20 cement-tiled. L-shaped range with extended wing projecting from front right of barn. Two storeys.

Barn: quoins. Large segmental-arched cart entrance in quoined reveals now with C20 glazing. To right a lower archway with boarded garage doors. To left, door in bonded ashlar surround with dated lintel, a small window to its right. Two windows to first floor both with C20 glazing.

Range of buildings projecting from right: quoins. Two cowhouse doors to right in bonded surrounds, both blocked and one now a window. Central stone steps ascend to left. Arched-headed lintel to C20 panelled door beneath landing. C20 glazed doors above. Two window openings to first floor.

Lower extension set back to right: two segmental-arched cart-shed openings with quoined reveals and monolithic central pillar. Quoined door surround to left. Two square openings to loft and another small opening to right. Short extension to rear right corner of range not of special interest.

Included partly for group considerations.

- 1.12 The significance of the barn and outbuildings primarily resides in their architectural and historic interest as examples of rural vernacular agricultural architecture. The historic

value of The Barn and Farm Buildings lie in their association with Royd Farm as one of the farms which comprised the pre-industrial settlement of Deepcar.

- 1.13 Using local materials and detail, the buildings have evolved over several centuries and were converted to residential use approximately 25 years ago. This has involved blocking up the former doorways to the barn and farm buildings, inserting new windows into existing openings and inserting a series of new windows and glassed doors at ground and 1st floor level. While the conversion is of quality, the loss of the interior detailing and exterior appearance of the barns as agricultural buildings has reduced their significance to some degree, but not to the level that their listed designation is at all questionable.
- 1.14 From the listing description of the farmhouse and the barns, it is not clear if the pigsties that are located on the western boundary of the farmhouse are specifically included in the listing. However, as they are apparently clearly contemporary with the farmhouse and are marked on all the historic mapping, it is agreed that they are considered to be curtilage listed as they pre-date 1948 and are in the same ownership as the farmhouse and barn. The significance of the pigsties primarily resides in their vernacular functional architecture and their historic interest as part of the Royd Farm complex.

Barn approx. 30m East of No 15 The Royd

- 1.15 The barn is a grade II listed building located to the north of Royd Lane, east of The Royd and at the western end of Pen Nook Close. It was listed on 8th August 1985. The listing description, which is principally for identification purposes, states:

Barn. Probably C17. Cruck-framed, coursed, hammer-dressed gritstone, stone slate roof replaced by corrugated iron sheets to rear. 3 bays, right bay a cowhouse with hayloft over and front outshut. Cart entrance to left with wood lintel, square window opening to right. Doorway to right of outshut with quoin reveals and deep stone lintel. Interior: 2 cruck pairs now buttressed by an axial stone wall in the central bay. Cruck blades set on padstones. Wall tie beams, single purlins, one truss with upper tie beam and saddle at apex, the other truss with crossing apex square set ridge. Roof over cowhouse bay largely altered.

- 1.16 The significance of the barn primarily resides in its vernacular architectural interest and historic interest as an example of a fairly early rural vernacular agricultural architecture. It forms part of the original hillside hamlet of Royd. It is broadly contemporary with Royd Farm. There is no evidence that they were in shared ownership previously. The barn has been converted into residential usage. While the conversion is of quality, the loss of the interior detailing of the barns as an agricultural building has reduced its significance, but not to the level that its listed designation is at all questionable.

Matters of Agreement Relating to How Setting Contributes to the Significance of the Listed Buildings

1.17 To assist the Inspector's consideration of the setting of the designated heritage assets site visit, it is agreed that the following viewpoints as shown on the accompanying plan (Figure 1) are visited as a minimum:

1. Carr Road/The Royd junction
2. Carr Road in the vicinity of Coultas Ave
3. Carr Rd to the south of Royd Farmhouse and Cottage
4. Rear garden of Royd Farmhouse (subject to the agreement of the houseowner Mr & Mrs Morgan). The Inspector's attention is drawn to the longer distance views West towards Midhopestones Reservoir and the boundary of the Peak District National Park as well as views across the appeal site.
5. Junction of Carr Rd and Hollin Busk Lane
6. Approximate mid-point along Hollin Busk Lane
7. Hollin Busk Lane immediately to the east of the edge of the built up area.
8. Layby on Cockshot Lane
9. Approximate centre of appeal site to west of Royd Farmhouse
10. Within appeal site to north of Royd Farmhouse & barn
11. Within appeal site to north east of Royd Farmhouse & barn
12. Royd Lane to the south of Barn 30m east of The Royd
13. Eastern end of Pen Nook Close (for Barn 30m east of 15 The Royd)
14. South side of Fox Glen to the north of Royd Farmhouse and barn
15. Rear garden of the Royd Farm listed barn (subject to the agreement of the houseowner). The Inspector's attention is drawn to the longer distance views to the NE to Hunslett Bank as well as views across the appeal site.

Royd Farmhouse & Barn & Associated outbuildings 15 metres to north east of Royd Farmhouse

- 1.18 It is agreed that Royd Farmhouse and the adjacent barn and associated outbuildings form a group which share the same setting.
- 1.19 Royd Farmhouse, the barn and former outbuildings are located on the west side of Carr Road at the junction with The Royd and form part of the original hillside hamlet of Royd. The farmhouse and barn are in a courtyard style arrangement which in turn is set in the gardens of the house and barns and faces Carr Road. It is within the gardens and the courtyard area that the setting has a very strong positive contribution to the significance of the listed buildings. Each of the buildings that form this former farm complex plays a part in this immediate area of setting and collectively they have an additional group value. A later stone-built house (Royd Cottage) is located on the south side of Royd Farmhouse and is not a heritage asset. This has a negative contribution to the significance.

- 1.20 The houses on the north eastern side of the Carr Road/The Royd junction are a prominent aspect of the setting to the east of the farm complex. These are first depicted on the 1893 1:2,500 map. There is a line of stone built terraced houses at the eastern end of The Royd as it turns to the south. This line of terraced houses is also first depicted on the 1893 OS map. As early elements of the Royd hamlet, it is agreed that these two sets of houses (location shown in Fig. 2) have a strong positive contribution to the significance of Royd Farmhouse and barn.
- 1.21 The Council and the appellant agree that the 1970s housing that fronts the opposite (east) side of Carr Road to Royd Farmhouse & Barn have no historic relationship to the farm complex and have a negative contribution to the significance of Royd Farmhouse and barn. They form part of the wider expansion of the residential area of Deepcar in the 1970s/80s/90s and have subsumed Royd hamlet into Deepcar.
- 1.22 The appeal site is located to the west of Carr Road and forms part of the agricultural setting of Royd Farmhouse, the adjacent barn and outbuildings. It is agreed that although there is no documentary evidence that demonstrates that the appeal site formed part of the historical landholding of Royd Farm, it is a reasonable assumption that the fields that form the appeal site were farmed from Royd Farm.
- 1.23 The farmhouse and barns can be seen from most of the appeal site, although views of the farmhouse and barn are not possible from the south eastern area of the site adjacent to Carr Road where the later house at Royd Cottage, south of the farm and trees within their landholding block the view. Therefore, it is agreed that the appeal site has a positive contribution to the significance of the farm and barn/outbuildings both historically and visually.
- 1.24 It is agreed that the wider agricultural environs of Royd Farm also have a positive contribution to the significance of the farm complex as it places it in the historic agricultural context of the farm. It can be seen from most of Hollin Busk Lane. However, whilst the listed buildings can be discerned in the further away views at the western end of Hollins Busk Lane, no detail is readily appreciable. The farmhouse and the western arm of the barn become steadily more visible as one travels east along Hollin Busk Lane but, due to the arrangement of the buildings that form the farm complex, the details of the individual buildings are difficult to appreciate. In the views from Hollin Busk Lane, the appeal site can be seen in front of the farmhouse and the barn. These views have a positive visual contribution to the listed buildings.
- 1.25 The Royd Farm complex is just discernible from the higher ground to the south along Cockshot Lane. Although the northern edge of the appeal site can be seen in views from high ground in the vicinity of Walders Low, the listed buildings of Royd Farm are not visible and consequently, views from the high ground to the south do not contribute to the significance of the listed buildings.

- 1.26 It is agreed by the appellant and the Council that the proposed development will have an adverse effect on the contribution that the setting of Royd Farmhouse and the adjacent listed barn & outbuildings makes to the significance of those assets. The level of harm in NPPF paragraph 193-196 terms is not agreed. The Council takes the case that the effect equates to substantial harm whereas the appellant takes the case that this equates to less than substantial harm.

Barn approx. 30m East of No 15 The Royd

- 1.27 The barn is located within a 1990s housing estate. This has removed the former agricultural setting of the barn. No 15 The Royd which is one of the older buildings within the original area of the hamlet is located to the west of the barn. This has a positive contribution to the significance of the barn. Despite the barn being now located and primarily residential area, experienced from within the 1990s housing estate, its heritage significance can still be readily appreciated.
- 1.28 The barn and Royd Farm are contemporary with each other and collectively form elements of the original hamlet, and consequently they have a slight positive contribution to the historic interest of all three listed buildings. However, there is no intervisibility between the barn and Royd Farmhouse and barn (15 The Royd has blocked this intervisibility since at least 1893). Consequently, this historical association cannot be experienced or appreciated by an observer on the ground. The appeal site cannot be seen from the barn and vice versa and there are no views from further afield that include the barn with Royd Farm and/or the appeal site.
- 1.29 The Council and appellant agrees that the appeal site is located beyond the setting of the barn.

Effect of the Proposed Development on the Significance

- 1.30 It is agreed between the Council and the appellant that the proposed development will form a change within the setting of Royd Farmhouse & adjacent Barn & Associated Outbuildings.
- 1.31 It is in dispute between the parties whether there would be less than substantial harm or substantial harm to the significance of the heritage assets. If it is assessed that less than substantial harm is caused to the significance of the heritage asset then it is agreed that the public benefits of the appeal scheme will need to be taken into account as identified at paragraph 196 of the Framework.
- 1.32 The Council and the appellant agree that appeal site is beyond the setting of the Barn approx. 30m East of No 15 The Royd, and that consequently, the proposed development will result in no harm to the significance of the barn.

Matters in Dispute

- 1.33 The primary issue in dispute is the level of harm to the significance of Royd Farmhouse and the adjacent barn & outbuildings. The Council puts forward the case that the proposed development will result in a change to the setting of Royd Farm and the

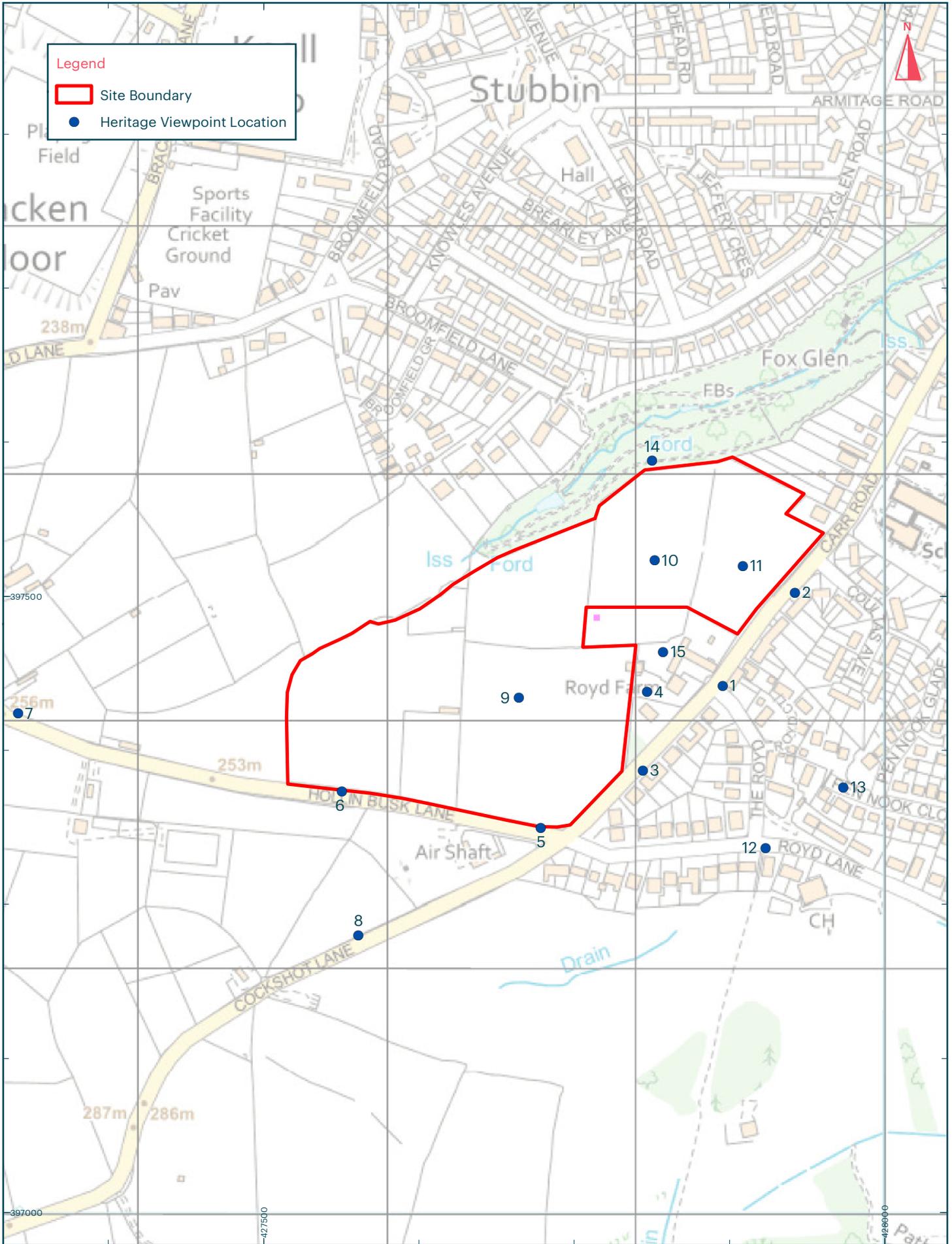
adjacent barn that equates to substantial harm to the significance of the two listed buildings.

- 1.34 The appellant considers that the harm on the significance equates to less than substantial harm. The appellant considers that the public benefit of the scheme outweighs this harm. However, the NPPF paragraph 195 and 196 planning balance is for the planning witnesses and ultimately the decision maker not the heritage expert witnesses.

A handwritten signature in black ink, appearing to read 'Rob Bourn', written in a cursive style.

Rob Bourn on behalf of the appellant

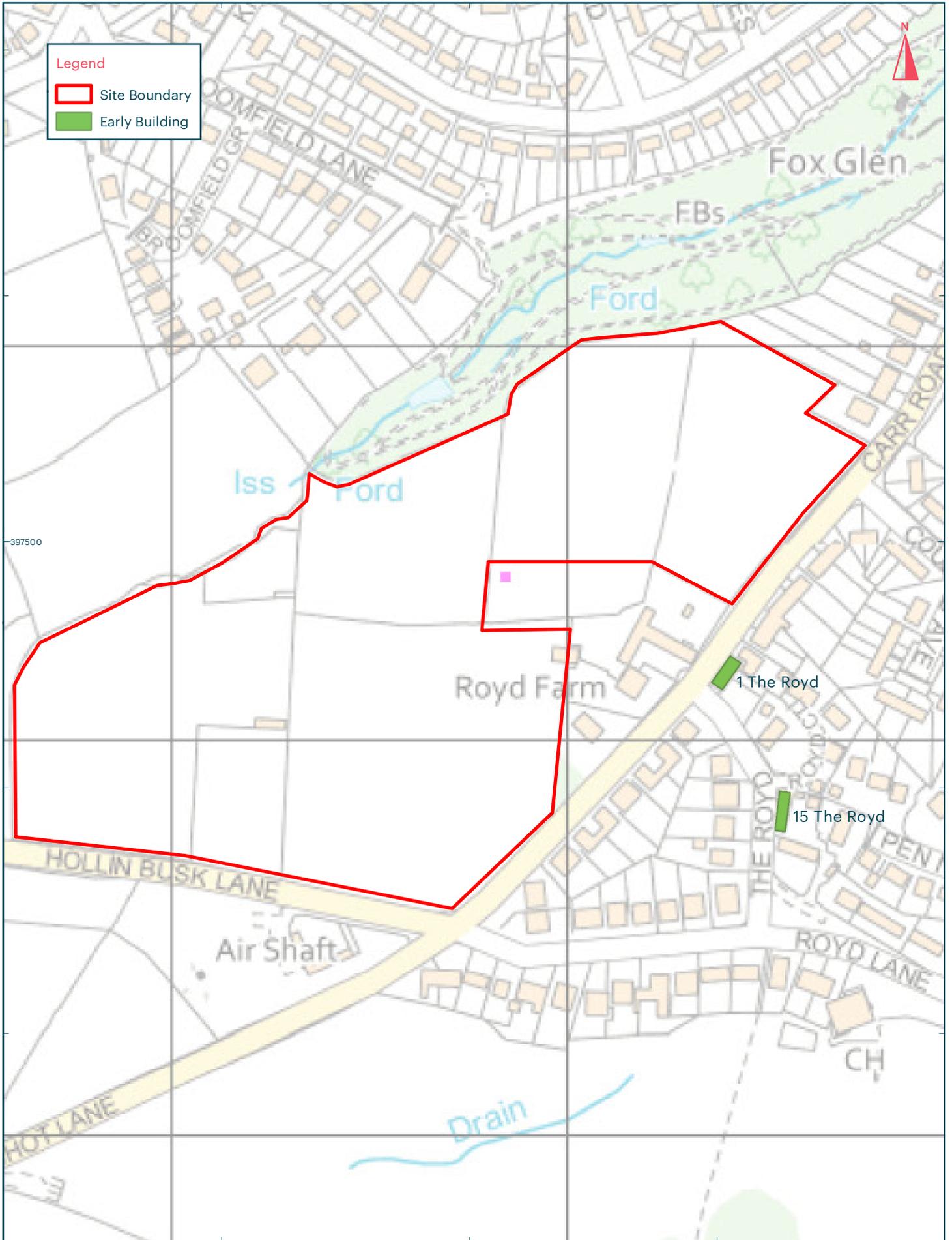
Ruth Masood on behalf of Sheffield City Council



Title:
Figure 1: Heritage Viewpoints
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:4,000





Title:
Figure 2: Royd Hamlet Early Buildings
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:2,500

