

1.0 Introduction:

This report has been prepared to support an application for full planning permission for the erection of a new farmhouse at Gunthwaite Hall Farm. The proposals are quite remote from but within view of Grade I and Grade II Listed Buildings at Gunthwaite Hall Farm. Given the scale of development, and the lack of impact upon the heritage assets that will be shown, this report is brief and proportionate.

2.0 Heritage Assessment

2.1 Relevant Legislation

The Planning (Listed Buildings and Conservation Area) Act 1991

Given the relative position of the proposed development and the existing listed buildings at Gunthwaite Hall Farm, it is questionable as to whether it is reasonable to argue that the proposal is within the setting.

However, for the purposes of completeness, we have considered the main relevant issue from the act:

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset.

Section 66 (1) of the Act states:

- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

2.2 Planning policies

2.2.1 National Planning Policy Framework August 2026

A heritage statement is provided to support this application to explain the heritage interest (significance) of the site and the impact of the proposals on its setting.

NPPF Section 20: Conserving and enhancing the historic environment; includes policies the most relevant of which state:

HE1: Planning for the historic environment

1. To deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:

- b. Be informed by a proportionate heritage assessment;*

Policy HE5: Assessing effects on heritage assets

- 1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance.*

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

2.3 Assessment of Significance

Gunthwaite Hall Farm and adjoining buildings form a small hamlet that stands in an isolated rural location and contains a number of predominantly Grade II Listed buildings and a large Grade I Listed Barn which are identified in Fig 01 below.



Fig 01. Extract from map of Listed Buildings.

Listed Buildings:

A: Gunthwaite Hall Barn; Grade I; List No 1151106

B: Farm Buildings to south of Gunthwaite Hall Barn; Grade II; List No 1191326.

C: Gunthwaite Hall (Part to East); Grade II; List No 1191285

D: Summer House to South of Gunthwaite Hall (East Part); Grade II; List No 1191299

E: Gunthwaite Hall (Part to West); Grade II Listed; List No 1151105

F: Stable Range to West of Gunthwaite Hall Barn; Grade II* Listed; List No 1151107

The buildings at Gunthwaite include a number of important heritage assets whose significance is derived from their individual architectural and historical importance, as well as their group value and setting which is strongly associated to the farm complex as a whole.

3.0 Proposals

The proposals for the erection of a new farmhouse some 200 meters to the east of the existing buildings could be viewed at the eastern approach along Carr House Lane.



Fig 02. View towards Gunthwaite Hall Farm from Carr House Lane looking west from the access to the proposed dwelling.

Due to the topography of the land between Gunthwaite Hall Farm and the site for the proposed farmhouse, there is very little intervisibility from ground level and only the top of a distant gable can be seen from the site of the proposed new farmhouse as shown in the photo above.

The proposed farmhouse is located 17 meters north, to the right in the photo, of the existing access gates and roadside boundary, and will not obscure any view of the Listed Buildings at Gunthwaite from the eastern approach. This is the only point from which the proposed farmhouse could be viewed along with the buildings at Gunthwaite.

The proposed farmhouse has been designed to provide a traditional appearance which is sympathetic to the countryside setting and of size and scale which is appropriate for its intended use.

It is based upon a wide frontage, narrow plan format, and comprises a two-storey building with single storey elements under a steeply pitched roof. It employs locally sourced sandstone to the external walls and artificial stone slates to the roof. Windows and doors are Upvc to provide weathertightness, low maintenance and longevity and set into deep reveals. Exterior paths are stone flags, the parking area would be tarmac and the boundaries include a mix of dry-stone walls, post and rail fences and gates, metal estate fencing and species rich thorne hedges.

4.0 Impact, Mitigation and Justification

The proposals have been carefully considered and designed and:

- a. based upon the distance between the existing buildings at Gunthwaite Hall Farm and the site of the new farmhouse, and
- b. taking into account the undulating topography and lack of any significant intervisibility, and;
- c. considering the design and use of good quality materials proposed;

It is considered that there will be no detrimental impact upon their setting of the listed buildings at Gunthwaite.

Mitigation if it were needed, is provided in the form of good design and the use of high-quality appropriate materials that are sympathetic to the local aesthetic and consistent with the surrounding countryside and traditional building vernacular.

Summary:

This proposal provides an opportunity to support a successful farming enterprise and encourage the next generation to follow in the footsteps of their family in farming at Gunthwaite for many years to come.

The proposals acknowledge the importance of the heritage assets and have been designed to limit any detrimental impact upon the listed buildings or their setting such that we consider there will be no impact upon the buildings themselves, their significance or their setting.

For these reasons, we suggest the application for consent should receive the backing of the planning authority.

MBooth Design