



DESIGN AND ACCESS STATEMENT

(incorporating a Heritage Statement)

**Change of use of a domestic garage and workshop
to a holiday let**

**The Silvermine,
Mill Farm,
New Road,
Gunthwaite,
S36 7GE**

28/03/2021

1. The proposal

- 1.1. The proposal is to convert an existing building currently used as a domestic garage and workshop into a one bedroomed holiday let.
- 1.2. Planning permission was granted for the building under planning permission (2019/0136).
- 1.3. There are no proposed external alterations to the building and the access and parking arrangements remain the same as existing.

2. Assessment against policy

- 2.1. NPPF (144) states that : *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'*
- 2.2. Certain other forms of development are defined as not being inappropriate in the Green Belt. These are:
'146d) the re-use of buildings provided that the buildings are of permanent and substantial construction.'
- 2.3. This national policy is reflected in Local Plan Policy GB3.
- 2.4. The reuse of this well constructed building as a holiday let is therefore acceptable in principle within Green Belt Policy.
- 2.5. Local Plan Policy E6 also gives encouragement to proposals linked with tourism that will support the rural economy. *'We will encourage a viable rural economy by allowing development in rural areas if it: Supports the sustainable diversification and development of the rural economy; Results in the growth of existing businesses; Is related to tourism or recreation.'*

3. Heritage Statement

- 3.1. NPPF (189) requires 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

- 3.2. Details of the effected listed building are included in the appendix.
- 3.3. In this case, there will be no changes to the external appearance or character of the building. As such the two nearby listed buildings will be unaffected by the proposal.

4. Conclusions

- 4.1. The proposal to change the use of the existing garage/workshop building to a holiday conforms to both national and local planning policy.
- 4.2. It will provide an additional unit of overnight accommodation, which will support the growing local tourism economy.



Appendix

Listed Buildings



Grade: II

List Entry Number: 1191260

Statutory Address: MILL FARMHOUSE, CARR LANE

National Grid Reference: SE 24940 06248

Details

SE20NW GUNTHWAITE AND INGBIRCHWORTH CARR LANE (north side, off)
Gunthwaite 2/27 Mill Farmhouse GV II Farmhouse. Early C19. Squared coursed rubble, stone slate roof. Two storeys, two bays. Central doorway has bonded surround. 3-light, flat-faced mullion windows. Ashlar stack to left gable, brick stack to right. Outshut to rear. Left return is rendered. Small addition to right return. Included for group value.



Listing NGR: SE2494006248

Grade II

Location: WATER MILL ADJOINING AND TO NORTH WEST OF MILL FARMHOUSE, CARR LANE

National Grid Reference: SE 24928 06269

Details:

SE20NW GUNTHWAITE AND INGBIRCHWORTH CARR LANE (north side, off) Gunthwaite 2/28 Water mill adjoining and to north-west of Mill Farmhouse GV II Former water mill. C17 origin , predominantly late C18. Coursed, squared rubble, Welsh slate roof. L-shaped plan. Two storeys, three 1st-floor windows. The gabled main part of the building, on left, has a large entrance with wooden lintel and quoined surround, a 2-light flat-faced mullion window to each floor including gable apex, and a former 2-light window (mullion removed) to 1st floor. The right end of the building is lower, and has 2 entrances (one part-blocked) with quoined surrounds, and a 2-light window, as before, to 1st floor. Further to right are additions not of special interest. Rear: the lower part to left has ground floor below ground level and entrances into upper floor. The main part to right has a 48 bucket, cast-iron, 20 feet diameter pitch-back wheel, fed by a goit from a mill pond to the west. The wooden buckets have mainly gone. Interior: corn grinding machinery survives, the main pinion driving 4 planet-wheels each with stones. One set has gone and only one set is still operative (last used in 1956). Hoists, shutters, sieves etc. still survive.

Listing NGR: SE2492806269