



HERITAGE STATEMENT

DESCRIPTION:

Roof extension to provide additional accommodation

Reference: 2021/1508

LOCATION:

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

13/12/2021

1. PROPOSAL

- 1.1. The application is to extend Mill Farm, to provide additional accommodation with a single storey extension onto the north elevation of the building. As the proposal affects a building which is opposite a grade II listed building, a former water mill dating back to the C17th, the National Planning Policy Framework (194) requires applicants to assess the importance of the heritage asset and the impact of the proposal on the character and distinctiveness of the asset.
- 1.2. The National planning Policy Framework (2021) states (194): *'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. 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, afield evaluation.'*
- 1.3. *Furthermore (195) 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any*



conflict between the heritage asset's conservation and any aspect of the proposal. '

2. HERITAGE STATEMENT

- 2.1. Full details of the listed building are included in the appendix to this report. The listing describes some of the original features of the mill which still survive, although there have been later additions which are described in the official listing description, as 'not being of special interest'. The current proposal does not involve the listed building itself and so the only potential impact is on its setting.
- 2.2. The use and setting of the former mill has changed over the years, but the group of buildings in which it is situated retain a special architectural and historic character. Extending the nearby building, in a manner sympathetic to the character of the host building, on the north side away from the listed building, will not adversely affect its the setting.

3. CONCLUSIONS

- 3.1. It is maintained that the extension accords with both national and local planning policy.
- 3.2. Furthermore, the application is mindful of the duty imposed by the 1990 Act for the local authority to have 'special regard to the desirability of preserving the setting of the listed building ...'. This proposal will not have an adverse impact.
- 3.3. It is respectfully requested that planning permission should be granted.



Appendix – Listed Building Description:

Listed Building: Grade: II
Statutory Address 1:

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

GUNTHWAITE AND INGBIRCHWORTH CARR LANE (north side, off)
Gunthwaite 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, shutes, sieves etc. still survive.

Listing NGR: SE2492906264

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