

# **AHP** design and heritage statement

application: Proposed single storey earth sheltered extension to form new kitchen annex

applicants: Richard Nicholson – Cannon Hall Farm Limited

document nr: 22046DA-101-P01 – Richard Nicholson, Mill Farm Amended Proposal

date: 30 September 2025

## **Background to the proposed changes to development**

We recently received a note from our client Richard Nicholson at Gunthwaite Mill Farm regarding the above-mentioned approvals, stating that he would like to alter the layout of the rooms in the approved design for the demonstration kitchen extension.

Richard's reason for the changes are that by relocation of the shower room to part of the store room in the rear extension and removing the corridor/shower room alongside the lower gable wall of the farmhouse the demonstration kitchen floor area will be similar to that he originally wanted, to function as he requires, before Barnsley Planning Services requested we reduce the size of the extension, to arrive at the design which in due course was granted Planning Permission and Listed Building Consent.

## **Summary of Proposed Amendments**

- Reconfiguration of internal partitions within the extension, resulting in fewer internal walls.
- Relocation of the shower room to a different part of the extension.
- Adjustment to the position of the door opening linking the extension to the existing house.

## **Planning Permission**

The proposed amendments do not alter the external appearance, footprint, scale, or massing of the approved extension, nor do they affect its relationship with neighbouring properties in the group. The changes are entirely internal in nature and will not impact the wider character or setting of the listed building. On this basis, we consider the revisions fall within the scope of a **Non-Material Amendment** to the approved Planning Permission.

## **Listed Building Consent**

The internal changes within the new extension are minor and have no bearing on the historic fabric of the listed building. The key adjustment is the repositioning of the doorway linking the extension to the existing dwelling. In the approved scheme, the doorway connected through a smaller room; in the revised layout, the opening would provide direct access to the main living room, positioned discreetly to the side of the existing fireplace, the amount of historic fabric removed would be the same as it would in the approved scheme. The change of layout would retain the small room shown on our proposals drawing as a lobby, enabling our client to use this room as a study,

This change has been carefully designed to improve the functionality of the demonstration kitchen and circulation of the property, ensuring the extension integrates more effectively with the principal living spaces. The new opening will be modest in scale, will not involve the loss of significant historic fabric beyond that required for the opening itself, and will preserve the fireplace and its surrounding features entirely intact.

## **Heritage Significance and Impact Summary**

- **Significance of the listed building**

Principal significance derives from the historic plan form, original architectural features, and key elements such as the fireplace in the main living room.

The approved earth sheltered extension is already designed to be subordinate and sympathetic to the historic building, with external form and appearance carefully controlled.

- **Nature of the proposed amendments**

Reduction of internal partitions and relocation of the shower room occur wholly within the new extension and do not affect historic fabric.

The revised doorway position will provide a direct connection between the demonstration kitchen and the main living room, set to the side of the fireplace.

No changes are proposed to the external elevations or roof of the extension.

- **Impact on historic fabric**

he relocation of the doorway requires only the creation of a modest opening in an existing wall; this will not result in the loss of any more significant fabric, than in the approved design.

The fireplace and surrounding historic features remain entirely untouched.

The plan form of the historic building remains legible and intact.

- **Impact on significance**

The changes are limited and proportionate, and do not harm the special architectural or historic interest of the listed building.

Improved circulation and increased kitchen floor area compared with the approved design ensures that the extension functions more effectively, supporting the long-term sustainable use of the property.

The external appearance of the extension is unchanged, preserving the setting of the listed building and its contribution to the wider historic environment.

### **Conclusion**

I therefore hope you will be able to consider the proposed design amendments acceptable as a Non-Material Amendment to the Planning Permission already granted, together with a revised Listed Building Consent for the minor internal changes described above.

We trust the justification provided demonstrates that the special interest of the listed building will be preserved. We would be happy to provide any further clarification or meet on site if helpful.



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