



design, access and heritage statement

application: Proposed kitchen extension at Gunthwaite Mill Farm, a Grade II Listed Building, off New Road/Carr Lane Gunthwaite, Penistone S36 7GE.

applicants: Cannon Hall Farm Ltd, Balk Lane, Cawthorne, Barnsley,

document nr: 22046DA-100-P01 – Cannon Hall Farm, Kitchen at Mill Farm.

date: 20 February 2024

Background to the proposed development

1. The Applicants, Cannon Hall Farm Limited, farm approx. 126 acres at Home Farm, Cannon Hall near Cawthorne within the listed park and adjacent to the Grade II* Cannon Hall Mansion. However, this is a farm like no other, as it has been developed by way of farm diversification over the past 30 years into a major visitor and tourist attraction that creates employment and brings people and income into other businesses in the Barnsley area.
2. Cannon Hall Farm also own and operated Mill Farm at Gunthwaite situated 7 miles away from the main farm at Cawthorne. Mill Farm extends to 51 acres of agricultural land operating as satellite grazing land accommodating stock from the main farm. Richard Nicholson one of the brothers in the family who own Cannon Hall Farm lives in Mill Farmhouse, the host building for the proposed kitchen extension.
3. Cannon Hall first recorded in the Domesday Book was originally owned and farmed by wealthy families, who in succession during the period from 1291 to the 1950's owned and lived in the original Manor House and later the Mansion, as still in existence. Whilst still owned by the Spencer-Stanhopes, the farm was at the forefront of agrarian technology in the 1930's and 40's their pedigree Large White pigs were very popular. In 1957 parts of the estate were sold off and Charles Nicholson bought Home Farm with 126 acres of land. Charles died a year later, and his son Roger had to leave school to manage the farm. He was only 16 years of age. In the 1980's it was clear the farm needed to diversify to continue to prosper. The farm shop was opened in 1999, a new farmyard was built in 2013. A large indoor play centre was erected in 2015.
4. The farm still run by Roger and his three sons Robert, David, and Richard along with 270 members of staff is now a major local resource, visitor destination and tourist attraction in the region and on a national basis, even being a regular feature on premier channel television. The farm shop offers extensive ranges of fresh local produce from the farm and other local producers and one of the ways the Farm Shop promotes itself is by the production of videos made by Richard Nicholson, which feature produce that is available in the farm shop, which Richard prepares and cooks on screen, much in the same way that many celebrity chefs do on network television. The videos are streamed live and as recordings via the Cannon Hall Farm website and social media.
5. Richard makes the videos in the kitchen at Mill Farmhouse, but this has restrictions in terms of what can be done due to its very restricted layout and small size, what is proposed by way of this application is to construct a kitchen extension with related terrace area that will be large enough to instal better lighting and have space for more professional video and editing equipment. It is also hoped as a further promotional venture this will allow from time to time for a very small number of visitors to be invited in to watch and participate in the cookery demonstrations in the "farm kitchen" to add further interest, publicity, and variety to the programmes.
5. A pre application enquiry regarding this proposed development was made to the Council in May 2022 and in general terms a supportive response as follows dated June 7, 2022, was received on behalf of the Council from Laura Bennett Planning Officer:

"The building in question is set within the Grade II Listed Mill Farm and set within the Green Belt. As the property is set within the Green Belt, policy GB2 of the Local Plan would apply. Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt states that: Provided

it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt”.

This application is therefore a by way of further development of that pre-application enquiry.

Design and Access Statement

Use

- 6 The use of the proposed extension is an enlarged dining kitchen for the existing house, it will also be used from time to time as a demonstration kitchen for the filming of cookery demonstrations that can be used to publicise Cannon Hall Farm, which will also appeal to and bring in tourists to the area who will add to the revenue generated by the farm and other businesses in the area

Amount

7. The proposed extension will have a floor area of 112 m². The original farmhouse building had a floor area of 192 m². A previous small extension to the eastern gable has a floor area of 16 m² and the porch to the south elevation has an area of 3.5m². The total floor area of the previous extensions when added to the proposed extension in this application represents 68.5% of the floor area of the original house.

Layout

8. The layout of the proposed extension buildings is shown on drawing number ADP:22046D-22-P02: which form part of this application.

Scale

9. The external envelope size of the existing buildings will remain as existing, the proposed extension is predominantly underground, there is therefore little or no perceptible change in the scale of the building, from most viewpoints.

Landscaping

10. Landscaping around the buildings, will be very low key. New external paved areas will be in the form of a Yorkstone paved area constructed to be drained into the surrounding land in accordance with the recommendation and specifications published in the “Environment Agency” publication “Guidance on the permeable surfacing of front gardens” The drystone wall around the external areas will be extended and the estate fencing line will be changed to exclude farm stock from access to the green roof over the extension of the . The existing appearance of the buildings in the landscape will therefore be very little changed from existing.

Impact on trees

11. A Tree Survey has not been submitted with the application as the trees within the site whilst relatively large and protected by a TPO are at some distance from the proposed dwelling extension, their root protection zones can be seen by simple visual inspection to be well outside the area where they will be in any way impacted upon, subject to normal tree protection measures being taken during construction and thereafter.

Appearance

12. Appearance is an important matter in this application due to its location in the Green Belt also within the setting of two Listed Buildings. By taking advantage of the sloping ground to the southwest of the host building an earth sheltered construction, underground construction, will be possible where only the southern elevation will be visible. For members of the public, who do not have access to the fields to the south of Mill Farm the kitchen extension may only be glimpsed from some distance away to the south on New Road and during summer months a view completely screened by trees on the banking to the south of Rons Cliff Dike. So, any view of the established group at Mill Farm and the extension will be minimal. The appearance of the extension from the south will also be mitigated by the proposed pergola in front of the building south elevation by the greenery growing over it and breaking up the view of the façade. The flat green roof of the building will merge with the vegetation on the rising ground to the north running up to the access lane backed by trees as can be seen from the visualisation we have produced shown in figure 1 below.



Figure 1: shows the proposed extension as it will appear in winter from the fields to the south of Mill Farmhouse with Gunthwaite Mill buildings to the right-hand side as previously renovated and converted to residential use. The extension will be screened by the Pergola to the front left-hand side, which will in summer screen with climbing greenery growing over it visually soften and blur the edge of the view of the extension building and the perimeter walling. The lowkey contemporary design of the extension will clearly differentiate it from the original buildings in order that there is no doubt as to which are the original heritage assets and which the current additions.

Access

13. Vehicular access to the proposed extension to Mill Farmhouse will use the existing access drive from New Road and parking will be in the existing parking areas available to Mill Farmhouse. There will be level access from the parking spaces to the glazed doors at the front of the proposed extension.

As part of the pre-application enquiry advice, the Council's Highways Officer responded stating:

"The proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway. As such, if presented in the form of an application for planning approval, the proposals would be acceptable from a highway's development control perspective".

Drainage

14. As part of the pre-application enquiry advice the Council's Drainage Officer responded stating:

I would confirm that in my opinion the details provided are sufficient and that I have no further observations to make with respect to land drainage.'

Sustainability

15. There is a presumption in Planning Policy in favour of sustainable development. Construction of the proposed extension in this application will be sustainable by its very nature as a semi-earth sheltered building, highly insulated and airtight to conserve energy used for a new future use blending in with the established landscape in which the original building is situated. Materials and components used

will be chosen for low embodied energy and low environmental impact, Passivhaus-Enerfit principles will be followed as far as feasible to achieve low energy sustainable extension to the original house.

Planning Policy Context issues in this application

The National Planning Policy Framework

16. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Plan

17. The site is set within an area of Green Belt on the Local Plan. The Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that the Local Plan takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are therefore relevant:

Policy D1: High quality design and place making – sets overarching design principles for the Borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy HE1: The Historic Environment: Positively encourages developments that help in the management, conservation and understanding of the historic environment.

Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, the Council will allow the following development in the Green Belt: Extension or alteration of a building where the total size of the proposed and previous extensions, does not exceed the size of the original building.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The supporting text states: -

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. Barnsley Council will allow extensions, provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced. The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

Supplementary Planning Document - House Extensions

18. SPD: House extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

- be of a scale and design which harmonises with the existing building.
- not adversely affect the amenity of neighbouring properties
- maintain the character of the street scene and
- not interfere with highway safety

Principle of development in relation to Planning Policies

19. As the property is set within the Green Belt, policy **GB2 of the Local Plan** will apply, therefore as stated above:

In this application, the previous gable extension approved in 2019 has an area of **16m²** and the front porch has an area of **3.5m²**, hence previous extensions total an area of **19.5m²**, whereas the original dwelling has a area of **192m²**, hence the original dwelling could in compliance with Policies be extended by a further **192m² - 19.5m² = 179m²** however the additional floorspace which would be created by proposed extension is **112m²**. The proposed extension can therefore be accommodated with the provisions of Policy GB2.

Conclusion on Green Belt appropriateness

20. In the light of the above, I conclude that the proposed extension to the existing building under consideration here, would not double the size of the building, would be of high-quality contemporary design, be of sustainable construction, be appropriate to its context and therefore the design not in accordance with approved policies be inappropriate in the Green Belt. Also, the proposed development would not conflict with the NPPF or the Local Development Plan or the reasons for inclusion of the land in question within the Green Belt.

Heritage Statement

21. Policies to be considered in this application relating to Listed Buildings and other Heritage Assets

- The National Planning Policy Framework (NPPF) paragraphs 200 and 201: Identifies and assesses heritage significance including the setting and the effect of a proposal.
- NPPF para 205: States that great weight should be given to an asset's conservation, irrespective of the degree of harm.
- NPPF para 206: States any harm to or loss of significance will require clear and convincing justification.
- Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourages developments that help in the management, conservation and understanding of the historic environment.
- Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Significance of the Heritage Asset under consideration in this application.

22. The listing notices for Listed Buildings under consideration here state as follows:

Gunthwaite Mill Farm – Listing Notice

Heritage Category: Listed Building 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.

Gunthwaite Water Mill – Listing Notice

Heritage Category Listed Building Grade II

Statutory Address: WATER MILL ADJOINING AND TO NORTHWEST 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 goat 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, chutes, sieves etc. still survive.

23. Gunthwaite Mill and Farmhouse were we believe constructed as part of the Gunthwaite Estate the group would form the Manor Mill. The Penistone Historical Archive states as follows regarding Gunthwaite:

“The origin of the name Gunthwaite may be a Viking female’s name – Gunnar, or perhaps an Anglo-Saxon forename. Therefore, it could be interpreted as ‘Gunnar’s Farmstead’. It has existed for over 1000 years. Gunthwaite is home to Gunthwaite Hall and its impressive 16th century Grade I listed close-studded Cruck Tithe Barn, which is still in agricultural use. Also to be found nearby is Gunthwaite Spa, a sulphur rich spring whose waters emerge from a pipe set in a stone recess by the side of Carr Lane, Gunthwaite Garden and Gunthwaite Watermill and the related small, picturesque group of buildings related to the Mill and its mill pond.”

“The Gunthwaite Estate has for centuries been in the ownership of the Bosville Family. Papers in the City of Hull Library Archive state that The Bosville family can trace their ancestry to a Martin de Bosville who came from Normandy in the eleventh century and is supposed to have died in Buckinghamshire in 1092. His descendants had interests in Yorkshire and Kent. Thomas Bosville of Ardsley was quite wealthy (Foster, Pedigrees, iii; Macdonald, The fortunes of a family, p.17). Thomas Bosville married Alice, an heiress. who was the daughter of John of Gunthwaite and his wife Christiana and she brought into the Bosville family the Old Hall at Gunthwaite, which unfortunately was demolished in the nineteenth century, presumably at some point most likely in the C17c according to the listing entry the Mill and Millpond were constructed to grind cereals to produce flour for bread making and also for animal feedstuff for the lord of the manor and also his tenant farmers on the Manor estate”.

24. There is, it seems from notes found in a brief search on the internet, a significant amount of information in the City of Hull Library Archive about the Bosville family including how through marriage the family became related to many important and wealthy families throughout the British Isles including the Wentworth Family who were significant landowners in Yorkshire and became wealthy through coal mining and built Wentworth Woodhouse the huge Palladian mansion near Rotherham and also became owners of Bretton Hall near to Gunthwaite. Further investigation of the history of the Bosville family would be fascinating but is outside the scope of this statement of significance, it can though be seen from the very short study carried out that Gunthwaite Hall despite its current day run down appearance and the related buildings on the Estate including the Gunthwaite Corn Mill and the adjacent Mill Farmhouse have particular significance in their links to the documented history of ownership by an important family closely linked with the history of this part of Yorkshire and elsewhere throughout England and Scotland, going back to the time of the Norman Conquest. Whilst the group of buildings under consideration here are modest in Architectural terms, being of simple local vernacular construction, their value as part of the historical physical evidence of the presence of a highly developed farmed estate at Gunthwaite is significant and as such these should be conserved, particularly bearing in mind that the original Gunthwaite Hall no longer exists.

Whether the proposed extension of the Grade II Listed Building under consideration here would cause actual harm to the Heritage Asset itself or cause harm to the setting of the adjacent Grade II Listed Building or damage any features of special architectural or historic interest, which they possess

25. The main issues to be considered in this planning application in relation to the Listed Building to which the proposed extension will be attached are as to whether or not the proposed extension and related minor alterations to the host building would harm the special architectural or historic interest or impact on the setting of the listed Building and whether the extension will have an adverse impact on the setting of the adjacent listed building, the Gunthwaite Water Mill.
26. In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:
- “In considering whether to grant listed building consent for any works the local planning authority or 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.”*
27. The building in question is the Grade II Mill Farmhouse but the proposed extension is also within the setting and very close to the Grade II former Water Mill. The proposal is for a semi earth sheltered extension joining to the farmhouse western gable, it is predominantly for underground rooms with a corridor link to the farmhouse and a storeroom at the rear. At the south side of the extension there will be a stone flagged terrace area divided from the adjacent field by a drystone wall against which an outdoor barbeque area would be set up for use in conjunction with the kitchen in the summer months and over the terrace there will be a heavy oak framed pergola which will have a steel mesh canopy through which climbing plants will be established to provide shade to the terrace area and also to the adjacent fully glazed elevation in summer.
28. In the proposal put forward in the Pre-Application Enquiry there was also a glazed link bridge from first floor level in the farmhouse to the roof terrace level of the extension. The Conservation Officer was concerned that this element would not be adequately deferential or particularly suit this setting given it would be visible in context with the principal elevation. This element has been omitted meeting the Conservation Officers concerns and avoiding internal alterations that would have to be made in the farmhouse to form the link.
29. The main kitchen area within the extension will be underground only to be seen through the fully glazed timber/aluminium composite dark framed façade with green oak structural frame set forward of the glazing and a significant roof overhang with glazing set back creating a deep shadow.

The existing contours to the west and north of the proposed extension slope to a significantly higher level than the proposed kitchen extension floor level, but the ground levels need to be raised higher to completely conceal the extension. The construction of the north and west external walls of the original house indicate at some time in the past the ground levels were higher, as the rough stonework to approx half the heights of the walls is of the type of used in the past where walls would be below ground level, as it would be a cheaper form of construction where unseen. The raised ground levels will be formed with material excavated to permit the construction of the basement avoiding the need to cart away from site. The raised ground levels will therefore I believe be very

similar to original ground levels and would therefore have little visual impact on the appearance of the existing buildings in the group at Mill Farm and Watermill/

30. I suggest that the predominantly underground structure of the kitchen extension will not appear overbearing or intrusive upon the historic and listed building with a simple restrained palate making maximum use of traditional materials such as oak, and sandstone drywalling facing to solid walls where seen above ground level. The contemporary approach to design proposed will hide the mass of the proposed extension in the setting of the two adjacent Listed Buildings.
31. The Conservation Officer in relation to the Pre-Application Enquiry raised concerns that a matter needing resolution would be the relationship the site has with the mill race and dam, both still in situ. The civil engineering technique envisaged to avoid any disturbance of either of these existing elements would be forming the retaining walls to the underground structure using secant piling. With this a series of over lapping piles are bored into the ground and then the earth is excavated out within the piled wall, there would therefore be no destabilisation of the mill dam or remains of the mill race, the majority of which was removed under previously.
32. The Conservation officer also expressed concern regarding the previous use of the very small building shown in figure 2 below near the southwest corner of the Mill Farmhouse, as shown on first edition 1850 OS map, shown below that a small building appears in the location of the extension, but no longer exists. I understand from the Applicant that this was formerly the earth lavatories that served the Farmhouse and as such I do not believe there is any cause for concern about this or that based on its use, it needs further investigation.



Figure 2: shows the small building referred to by the Conservation officer on the 1850 OS Map

Impact on the significance of the Heritage Assets by proposals under consideration

33. From my study of the listing notices as set out above, of historical maps, from visiting the site and discussions with the building owners and reading about the past history of Gunthwaite Hall and families who lived there, it seems to me the significance of the Listed Farmhouse under consideration, the adjacent Listed Watermill Building and the group of buildings of which they are a part, is predominantly that the buildings provide physical evidence of how the wealthy families we believe lived at Gunthwaite from at least the C17, farmed the land at Gunthwaite and created physical developments to improve their way of life. This can be read from the buildings and landscape created, which are still in existence. The buildings to which this Application relates are very much part of that evidence, however they do not have an elaborate architectural order they are of a modest vernacular character which is less sensitive to alteration and change than elaborate formal structures. They do however have significant historical importance, as they are a tangible link

to the families recorded as the owners of Gunthwaite Hall and how they farmed and used the land within the area in the past. The proposed development will be due to its low-key appearance cause little or no actual harm to the significance of the Heritage Assets under consideration.

Conclusions

34. The buildings which are the subject of this application stand in an area of land designated as Green Belt on the adopted Development Plan Map. In the National Planning Policy Framework, (NPPF). The Government at paragraph 137 attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence.

35. The NPPF at paragraph 147 states:

- *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

37. However at paragraph 150 the NPPF states:

- *Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

d) the re-use of buildings provided that the buildings are of permanent and substantial construction.

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

38. We believe in this statement we have shown that the building that we seek to extend which is of substantial construction will not be harmed by the proposed development, which will be low key in its appearance. The use will essentially be residential but also for leisure purposes in so far as it will support the significant leisure use at nearby Cannon Hall Farm. Thus, we hold that the proposed development in this application and the land on which it will be constructed will not constitute inappropriate development in the Green Belt.

39. The buildings under consideration in this application comprise Heritage Assets standing within the setting of a Grade II Listed buildings. The requirements in the NPPF in relation to the Historic Environment therefore apply. We have shown and justified in this statement that the alterations necessary to facilitate the extensions are low key themselves and to the extent that there will be minimal loss of historic fabric in the internal changes/additions to the original building to which the extension will be attached.

40. The NPPF at para 202 states:

- *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

41. We hold that the development proposals here for the reasons stated above will lead to less than substantial harm to the significance of the heritage asset and further than this there will be opportunity in the proposed facility for interpretation to be provided for visitors to the proposed extension to understand the history of the group of buildings concerned and the families who lived there for more than 1000 years. Public benefits will therefore be gained in that the development will provide for the public to visit, understand and enjoy how the buildings came to be and how they now contribute to their setting in the historic context of the manor of Gunthwaite, we therefore contend there is significant weight in favor of the granting of planning permission for these proposals.

42. Again we hold that the development proposal here for the reasons stated above will lead to a scale of loss or harm which will cause less than substantial if any harm to the significance of the heritage assets concerned and that in arriving at a balanced judgement we contend considering this lack of harm there is on balance significant weight in favor of the granting of planning permission for these proposals.

43. For the reasons and justifications set out above above I conclude that the proposed extension

complies with the relevant National Planning Policies and those of Barnsley Council and therefore respectfully request that Planning Permission and Listed Building consent should be granted for these proposals.



Russell Earnshaw Dipl Arch ARB
Consultant Architect and Interior Designer

ADP Architecture and Design Limited