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HP/6369/A

07th October 2025

By email only

Dear Sir/Madam

**Application for Listed Building Consent – Amendments to Approved Scheme
Ref: PL/2023/03656**

This is a retrospective listed building application, as agreed with the Conservation Officer (Andrew Minting), to regularise some minor changes that have occurred to the approved works during the construction process at Conholt Park.

The changes relate to: Application reference: **PL/2023/03656** (Decision date - 5 December 2023):

Alterations and refurbishment of the Courtyard comprising internal and external works (NOTE: Ancillary buildings (B2 & B3) and Courtyard Stable (B4) withdrawn from this application).

This submission provides revised drawings, annotated to clearly show all changes.

Detailed Amendments Proposals

Courtyard Buildings (B5 and B6)

The changes to Building B5 (Guest Cottage) demonstrate our commitment to reviving historic features while sensitively upgrading the building.

- **Fireplace Reinstatement in Study (G07):**

During careful stripping back of later interventions, we uncovered the original fireplace surround in remarkably good condition. Its reinstatement restored the room's historic proportions and recreated an important focal point that would have been central to the cottage's domestic life. The design respects the existing patina of the surround while incorporating discreet modern fireproofing to current standards.

Concerning the external treatment of the Courtyard's complex in its entirety, the following amendments have been implemented, to better relate the buildings to their surrounding architecture:

- **Oculus Window Revised Infill Design -**
The North-West elevation's louvred window has been replaced with a glazed oculus - a change that brings natural light deep into the space while maintaining the opening's distinctive circular form. The new glazing takes inspiration from the windows present elsewhere on the estate, creating visual continuity.
- **Bargeboard Enhancements -**
The addition of ornate bargeboards to both the North-West and North-East elevations represents a considered response to the relationship of Building B6 with its neighbours. Drawing direct inspiration from the Energy Centre (B11) and the Weighbridge (B9) distinctive joinery, these new elements:
 - Re-establish a decorative language common to the estate's ancillary buildings
 - Provide appropriate visual weight to the roofline
 - Are crafted from matching timber using traditional scarf joint techniques.The design was developed after detailed study of 19th-century joinery patterns found in archival photographs of the estate

We trust these amendments demonstrate our continued commitment to preserving the special architectural and historic interest of Conholt Park, while ensuring its sustainable future use. The changes have been carefully developed, in the main, through ongoing dialogue with your officers and a thorough understanding of the building's significance. We believe they represent a sensitive evolution of the approved schemes, achieving an appropriate balance between conservation and necessary adaptation to enable the buildings to function properly.

Should any aspect require further clarification, we would be pleased to provide additional information. We thank you for your careful consideration of this information and look forward to your response.

Yours sincerely

Giulia Marinari

Senior Associate
for ADAM Architecture