

**Demolition of Part of Industrial Mill, Conversion of Mill Building into 6 Dwellings and Erection of  
11 New Dwellings with Associated Parking**

**Hoyle Ing Dyeworks, Manchester Road, Linthwaite**

Planning Statement

1. Proposed Development
2. Application Site
3. Heritage and Conservation Area Status
4. Planning for Growth and National Planning Policy Framework

1. Proposed Development

- 1.1 The application site has already been the subject of a previous approval (2011/90931) and hence the principle of residential use at the site is considered to have been established. The application recognises the principle of previous approval and seeks to provide a viable and attractive scheme design, appropriate to the industrial context, but with size of dwellings more suited to the setting and local market need.
- 1.2 The two existing industrial buildings which lie to the northwest and southwest of the application site and front onto Manchester Road and Hoyle Ing are to be converted. There is an element of new build which will create 17 dwellings in total.
- 1.3 Access to the application site will utilise the access road approved in the 2011 application.

2. Application Site

- 2.1 The site currently has an existing industrial use which the previous application sought to change and was subsequently approved.
- 2.2 The application site is some 0.3 Ha in size and has a high degree of buildings erected upon it. The application will utilise two of the existing industrial buildings which are appropriate for conversion and which respect the site's historic character. The limited amount of new build incorporated into the proposed development still indicates that although the site will be residential in nature there will still be an element of it that shows the previous industrial use that took place at the site.



- 2.3 The previous approved scheme has not resulted in the site being sold due to the size of the units in relation to their market value. This application is being submitted by a possible purchaser on the basis that it will result in a more marketable and economically viable scheme.

3. Heritage Statement and Conservation Area Status

- 3.1 The site lies within the Linthwaite Conservation Area which aims to prevent development that would harm the appearance and character of the Conservation Area, but more importantly aims to ensure that new development makes a positive contribution to the character and local distinctiveness of the historic environment. Please also see additional Heritage Asset Assessment that accompanies the application.
- 3.2 The application proposes to demolish some of the existing industrial buildings to enable the application site to be 'opened up' and allow an element of new build. The industrial buildings that are to be retained will still mean that the site's industrial use is still evident and accordingly the application is considered to be respectful of same.
- 3.3 The application site has 2 existing buildings, one fronting Manchester Road and the second one which runs parallel to Hoyle Ing, which are considered to be worthy of retention and accordingly the application proposes to convert them into six dwellings. From previous conversations it has been conveyed by the Conservation and Design Team that they would like these buildings to be retained as they convey part of the sites industrial heritage.



- 3.4 The architectural and historic interest of the buildings were also assessed and it was considered that the buildings provide a significant contribution in terms of architecture and historic

interest. The proximity of the buildings to Manchester Road and Hoyle Ing are considered to add to the existing character of the Linthwaite Conservation Area.

### 3.5 Single Storey Building adjacent to Manchester Road



3.5.1 The building has undergone some significant structural changes from the original building. These changes include a reduction in the height of the roof and the removal of the original roof slates and subsequent replacement with a steel framed unit with a tin roof. The wall facing on to Manchester Road was bowed and in the late 1990's was completely removed and rebuilt with new plastic windows installed. Internally, due to health and safety issues, a lot of the original features have been removed. The applicant is of the opinion that very little of the original building remains and that the changes provided above have already resulted in an impact on the architectural and historic integrity of the building and the degree of desirability to retain the building has been negated because of these changes. The facade of the building has no architecturally appealing features and could be considered to contribute little in terms of historic interest and architectural appearance.

3.6 The conversion of this single storey building for residential purposes was again considered when a full assessment of the site was undertaken at the outset of this application. The lack of integrity of the existing building was the driver behind its proposed demolition and erection of new build dwellings. In addition it has already been accepted that part of this building needs to be demolished to achieve the access which adds further to the unsuitability to conversion.

3.7 The depth of this building is significantly greater than other adjacent residential properties and this depth resulted in a degree of built development within the confines of the site impacting on other planning issues such as amenity space, parking, and provision of turning facilities for service vehicles. The removal of the building and replacement with residential

dwellings, smaller in size but of an appropriate scale and format, assisted with the provision of other key planning policy requirements.

3.8 Paragraph 4.15 of the Kirklees UDP deals with development within Conservation Areas and states that conservation areas *are places where buildings, not necessarily listed, co-exist in an environment which exhibits special features worthy of retention and enhancement*. Para 4.16 continues *It is not necessary to preserve every detail of a Conservation Area, but there should be care in control of new development to ensure that the appearance of the area is not affected in a way that would diminish its value*.

3.9 The applicant is of the opinion that the application would result in a significant enhancement and improvement of the immediate context of the Linthwaite Conservation Area. This will be achieved by careful restoration of two key buildings, selective demolition of derelict and unsuitable buildings and insertion of new buildings which recognise and enhance the context of the Linthwaite Conservation Area.

#### 4. Planning for Growth and National Planning Policy Framework

- 4.1 It is evident that despite extensive marketing over the last 3 years no developer has taken the opportunity to utilise the existing planning permission and hence an alternative scheme is being submitted for consideration by the Local Planning Authority.
- 4.2 Both the National Planning Policy Framework and the Planning for Growth Statement of March 2011 seek economic growth via the planning system by ensuring sustainable development is able to proceed as easily as possible.
- 4.3 There is a strong presumption in favour of sustainable development in the National Planning Policy Framework as set out in Paragraph 14. The applicant contends that the application site is in a sustainable location and that the application fully accords with the thrust of the NPPF.
- 4.4 The applicant considers that the previous permission does not present a viable option for developing the site and accordingly proposes this development which they considered to be a more realistic prospect and something they wish to take forward and develop.