

## **Planning Conservation & Design Consultation**

**Consultation on Application Number:** 2016/90399

**Address:** Cowlersley Lane, Cowlersley, Huddersfield, HD4 5UE

**Proposal:** Reserved matters application for erection of 43 dwellings pursuant to outline permission 2012/93903 for extension to time limit to previous permission 2009/92885 for outline application for erection of residential development

**DC Officer:** Bill Topping

**Conservation & Design Officer:** Anna Blaxall

### **Policy:**

The site which this application is concerned with is adjacent to a row of grade II listed cottages therefore the proposal needs to be considered in the context of the policies and guidance set out below.

BE1 – Design principles

BE2 – Quality of design

BE11 – Materials

NPPF: Paragraph 17 (Core Planning Principles)

NPPF: Section 7 (Requiring good design)

NPPF: Section 12 (Conserving and Enhancing the Historic Environment)

Planning (Listed Buildings and Conservation Areas) Act 1990

PPS5 Planning for the Historic Environment: Historic Environment Planning

### **Impact assessment**

This application seeks reserved matters for the erection of 43 dwellings pursuant to outline permission 2012/93903 for extension to time limit to previous permission 2009/92885 for outline application for erection of residential development

Whilst Conservation & Design are supportive of the scheme as a whole, we do have some serious concerns with plot 1 and its impact on the setting of the adjacent listed terrace 60-64 Cowlersley Lane and strongly advise that it is omitted from the scheme.

An assessment of the scheme by C&D has concluded that the erection of this particular unit (plot 1) would completely undermine the setting of these modest grade II listed cottages, due to its poor positioning, conflicting design, insensitive material palette and overbearing height. Whilst the design, materials and height issues could be resolved, it is considered that the restrictions of the plot (plot size/shape and the adjacent designated heritage asset) makes it a challenge to sensitively develop. Therefore we cannot support the development of this plot as it would cause less than substantial harm to the setting of the adjacent listed cottages thereby failing to satisfy the objectives of paragraphs 131, 132 & 134 of the NPPF as well as UDP policies BE1 & BE2.