



Historic England

YORKSHIRE OFFICE

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Our ref: P00508980

17 May 2016

Dear Miss Clarke

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

LAND ADJACENT OLD BANK MILL, HOWGATE ROAD, SLAITHWAITE, HUDDERSFIELD, HD7 5AR

Application No 2016/62/90494/W

Thank you for your letter of 27 April 2016 notifying Historic England of the above application.

Summary

The application site comprises an area of vacant land, formerly a builder's yard which served the adjacent Old Bank Mill. The site also borders the Slaithwaite Town Conservation Area and also forms part of the setting of a number of other designated heritage assets including Slaithwaite Manor House, grade II* listed. The application proposes two blocks of residential accommodation comprising 24 flats with associated external works, car parking and the construction of a new road. We consider the proposed development will impact on the setting of the Manor House and the adjacent Slaithwaite Town Conservation Area.

Historic England recommends that this application should be deferred in order to allow for adequate street scene views to be undertaken and further amendments sought to the design of the proposed blocks.

Historic England Advice

The application site comprises an area of vacant land, formerly a builder's yard which served the adjacent Old Bank Mill. The eastern boundary of the site borders the Slaithwaite Town Conservation Area that encompasses one of a chain of West Yorkshire textile settlements which developed along the valley of the River Colne. The early yeoman clothier's hamlet clustered around the Manor House and Church of St James to the north of the river and later expanded in the early 19th century with the growth of the textile industry facilitated by the construction of the Huddersfield Narrow Canal in the late 18th century.



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The site also forms part of the setting of a number of other designated heritage assets including Slaithwaite Manor House, grade II* listed. The Manor House was built by the Kaye family in the late 16th century. The principal rooms of the Manor House face south overlooking the valley bottom towards Old Bank Mill and the canal. The site has lay vacant for a number of years; consequently the growth of vegetation and open space has resulted in a fortuitous aesthetic and provides a rural setting to the conservation area with a visual connection to the hills beyond. There are also key views from the canal bank, across the site, towards the Manor House, Old Bank Mill and wider conservation area.

The application proposes two blocks of residential accommodation comprising 24 flats with associated external works, car parking and the construction of a new road. We consider the proposed development will impact on the setting of the Manor House and the adjacent Slaithwaite Town Conservation Area.

In determining this application it is a legal requirement to pay special regard to the desirability of preserving listed buildings and their settings (s.66, Planning (LBCA) Act 1990).

The National Planning Policy Framework (NPPF) (March 2012), sections 131-134 are relevant to this application. In particular, paragraph 131 calls on local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF also requires local authorities, in considering the impact of a proposed development on the significance of designated heritage assets, to give great weight to the asset's conservation. No other planning concern is given a greater sense of importance in the NPPF. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (paragraph 132).

We consider the proposed development will harm the setting of the Manor House and the adjacent Slaithwaite Town Conservation Area and we recommend therefore that the harm be weighed against the public benefits of the scheme as required by paragraph 134 of the NPPF and bearing in mind the statutory duty as outlined above.

We would also like to draw attention to paragraph 61 of the NPPF which requires planning decisions to address the integration of new development into the historic environment and paragraph 137 which calls for local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Historic England supports the principle of some housing in this location. Nevertheless we are concerned that the siting, massing and height of the proposed blocks will restrict views across the site towards the Manor House and the wider Conservation



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Area. In order to fully understand the impact of the new development upon the setting of the Grade II* listed Manor House and adjacent designated heritage assets, we advise that a number of street scene views or CGIs are undertaken from key points along the Canal and across the site indicating the proposed development.

In addition we request that further consideration be given to the proposed architectural treatment, palette of materials and soft landscaping in order to assist in mitigating the harm of the proposed development. Whilst we note that the use of dark grey metal cladding and profiled metal roofing has been agreed at the adjacent Old Bank Mill, we are concerned regarding the prolific use of these materials in conjunction with the proposed development. We request that an alternative traditional palette of materials is sought to enhance the setting of the adjacent heritage assets.

We also request that a more detailed public realm and landscaping scheme is submitted. We consider there is an opportunity to strengthen existing soft landscaping as well as introduce traditional paving and boundary treatments such as low dry stone walls. We advise that these amendments are sought to the design in order that the development will visually link to and complement adjacent heritage assets as well as screen the prominent areas of car parking proposed.

Recommendation

Historic England recommends that this application should be deferred in order to allow for adequate street scene views to be undertaken and further amendments sought to the design of the proposed blocks. This is to ensure the proposals constitute sustainable development as defined by the NPPF.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Elisabeth Lewis

Inspector of Historic Buildings and Areas

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