Historic England

YORKSHIRE OFFICE

Mr William Simcock
Kirklees Metropolitan District Council
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Direct Dial: 01904 601982

Our ref: P00553359

20 February 2017

Dear Mr Simcock

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

3, 5 & 7 WESTGATE, ALMONDBURY, HUDDERSFIELD, HD5 8XF
Application No. 2017/90296

Thank you for your letter of 1 February 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application proposes the construction of a single detached dwelling on a site on Westgate, at the centre of the Almondbury Conservation Area. This is a key site which is within the setting of the Grade I listed All Hallows Church, adjacent to the GII* listed Wormall's Hall (Conservative Club) and highly visible at the point where Northgate turns sharply right into Westgate. The site was formerly occupied by development which continued the back-of-pavement and 'fold' pattern of development found along the remainder of Westgate. In its present form as a large undeveloped plot, which is used as a surface car park, the site does not contribute to the character and appearance of the conservation area, or the setting of the surrounding listed buildings.

The current proposals are related to a previous consent granted under reference 2015/90394, of which we were supportive. We felt that it would benefit the character and appearance of the conservation area to reinstate built development along the frontage onto Westgate and further back within the site in order to restore the urban grain and building line along the main thoroughfare.

The previous proposals for plots 3 and 4 better reflected the size and character of the immediately surrounding properties in this part of the conservation area than the proposed detached dwelling. However, the applicants have indicated that despite marketing the site since July 2015, a purchaser has not been found. As is outlined above, we consider the redevelopment of the site in a sympathetic manner would

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enhance the character and appearance of the conservation area. Whilst the consented scheme was more sympathetic to this character, we do not consider the proposed detached dwelling would outweigh the potential benefits of the remainder of the development, particularly if the detailing is kept simple as proposed. We therefore do not object to the application.

Recommendation
Historic England has no objection to the application on heritage grounds.
We consider that the application meets the requirements of the NPPF, in particular paragraph 131 which highlights the 'desirability of new development making a positive contribution to local character and distinctiveness'.

In determining this application you should bear in mind the statutory duty of section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the same act, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



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cc. Farrar Bamforth Associates Ltd

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