

Planning Conservation & Design Consultation

Consultation on Application Number: 2017/91022

Address: 9, Gill Birks, Meltham, Holmfirth, HD9 4DZ

Proposal: Erection of detached dwelling (within a Conservation Area)

DC Officer: Farzana Tabasum

Conservation & Design Officer: Anna Blaxall

Recommendation:

It is considered that subject to conditions this application satisfies the relevant UDP and NPPF policies and therefore can be supported by the Conservation & Design Team.

Relevant Policies/Guidance

The site which the application is concerned with is located within the Wilshaw Conservation Area therefore the proposal needs to be considered in the context of the following policies and guidance set out below.

BE1 – Design principles

BE2 – Quality of design

BE5 – Preservation/enhancement of conservation areas.

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 consent for the demolition of the existing dwelling and the erection of replacement detached dwelling.

In providing comments of application with conservation areas, Conservation & Design has regard to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990 which requires the Local Authority to have special regard to the desirability of preserving and enhancing the character and appearance of the Conservation Area, as well as guidance contained within Chapter 12 of the National Planning Policy Framework (NPPF).

The property which is being considered for redevelopment is an unlisted building which sits within the Wilshaw Conservation Area and neighbours a grade II listed property known as Gill Birks Farm, 5 Gill Birks (Historic England Ref 1313690).

Whilst historic maps demonstrate that a property has been positioned in this location since the 19th Century, it is clear from visual inspection that a number of

unsympathetic extensions and alterations have detracted from its original traditional form and quality, causing the property to have a neutral contribution to the setting of the Grade II listed Gill Birks Farm and the Wilshaw Conservation Area. C&D therefore conclude that in its present form the property holds no architectural significance for us to insist upon its retention, subject to its replacement being of a quality which will help to enhance the character of the Wilshaw Conservation Area and is respectful to the setting of the neighbouring listed building, thereby complying with the objectives set out in paragraphs 131, 132, 137 & 138 of the NPPF.

With regards to the replacement dwelling its size, scale and material palette is largely on par with the existing dwelling, however what does differ is its design. The new scheme introduces a more consistent eaves and ridge line within its design as well as reinforcing the vernacular form through the provision of a more harmonious set of traditional mullioned windows and the introduction of stone quoins and corbels. It also seeks to sensitively introduce complementary contemporary architectural features, such as the oak frame glazed within the east elevation.

The only concern which C&D would raise concerns the provision of solar panels. The need to mitigate climate change is supported by the Conservation and Design team; however, it is important that this need does not have an adverse impact upon the neighbouring grade II listed building and the Wilshaw Conservation Area. Whilst we do not object to the use of this technology it is considered that this new development presents an excellent opportunity for it to be integral to the design as opposed to retrofitted, particularly when considering that the south roof will be read alongside the neighbouring listed building and is also the main elevation as you approach the property. Therefore we would suggest that the use of Solar Slates is considered/conditioned for use on the South & West roof slopes as a sensitive alternative.

It is considered that the holistic and harmonious design concept of the replacement dwelling would enhance and better reveal the setting of Gill Birks Farm and would serve to make a more positive contribution to the character and appearance of the Wilshaw Conservation Area, even when taking in to account the extant planning permission (2015/93580) for extensions to the host dwelling. This is compliant with the objectives set out in paragraphs 131, 132, 137 & 138 of the NPPF.

Conclusion

It is therefore concluded that subject to the provision of the suggested conditions noted below, the application could be fully supported by Conservation & Design, as the development is deemed to enhance the special character of the Wilshaw Conservation Area and preserves the setting of the neighbouring grade II listed building, Gill Birks Farm, thereby complying with the guidance contained in chapter 12 of the NPPF as well as satisfying UDP policies BE1, BE2, BE5, & BE11.

Conditions

Given the sensitive constraints of the site the following conditions are advised in order to sustain the significance of the heritage assets in accordance with National

Planning Policy Framework Section 7 and Section 12 and to ensure satisfactory compliance with relevant UDP policies.

- Windows and door frames shall be recessed a minimum of 75mm from the face of the building and so retained.
- All rooflights shall be of a conservation style and shall be installed flush with the roofline.
- South & West roof slopes shall be covered with solar slate