

## Planning Conservation & Design Consultation

<b>Application Number:</b>	2017/62/92531/W
<b>Address:</b>	rear of, 24, Matthew Lane, Meltham, Holmfirth, HD9 5JS
<b>Proposal:</b>	Erection of detached dwelling
<b>DC Officer:</b>	Sam Jackman
<b>Conservation &amp; Design Officer:</b>	Anna Blaxall

### Recommendation:

It is considered that 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 sited close to a group of grade II listed cottages known as 35,37,39,41 Mill Moor Road (Historic England List Entry Number: 1184020) therefore the proposal needs to be considered in the context of the following policies and guidance set out below:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

#### National Planning Policy Framework

NPPF: Paragraph 17 (Core Planning Principles)

NPPF: Section 7 (Requiring good design)

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

PPS5 Planning for the Historic Environment: Historic Environment Planning

#### Local Planning Policy (Unitary Development Plan)

BE1 – Design principle

BE2 – Quality of design

BE11 – Materials

#### National Publications and Advisory Documents

Historic England - The Setting of Heritage Assets (July 2015)

## **ASSESSMENT**

### **Pre Application:**

This application form has declared that no pre application advice was sought prior to submission.

### **Significance:**

The asset which is being considered in this application is considered to have the following significance:

Listed Building [Neighbouring Properties - 35,37,39,41 Mill Moor Road]

- Evidential and Historical value (Illustrative)
  - As a surviving example of a short terrace of vernacular cottages built of local materials
  - Indicates the settlement history of the area
  
- Aesthetic value
  - Traditional vernacular design a locally sourced material palette

### **Impact assessment:**

This application seeks Planning Permission for the erection of a detached dwelling.

It is considered that there is sufficient distance between the designated heritage assets and the development site to not cause harm, and to ensure compliance with paragraph 132 of the NPPF. As such C&D can support the application.

### **Conclusions**

Taking account of the above, Conservation & Design therefore advise that the application accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, UDP policies BE1, BE2, & BE11 and guidance provided in the Chapters 7 & 12 of the NPPF, particularly paragraphs 131, & 132.