

A National Amenity Society

Ms Kate Mansell
Planning Case Officer
Kirklees Council
By email: dc.admin@kirklees.gov.uk

19th November 2020

Dear Ms Mansell,

Parkwood Methodist Church, Parkwood Road, Longwood, Huddersfield, HD3 4TT. Application No. 2020/90480

The above case has been brought to the attention of The Council for British Archaeology (CBA) by our Amenity Society colleagues at The Victorian Society. Based on the information supplied with this application, we offer the following observations and advice to assist your authority in determining the application.

Summary

The CBA **object** to this application for its failure to meet the requirements of paragraphs 189, 190, 193 and 194 of the NPPF. We recommend that this application be withdrawn and revised. An appropriate scheme for the adaptive reuse of this site should be informed by a better understanding of its significance and seek to conserve this significance through any changes to the site.

Significance

The national importance of Parkwood Methodist Church is established by its designation at Grade II (List number 1274925). Its substantial physical presence within its setting is an expression of its historical significance to the surrounding locality and importance to the local community for over 100 years.

Parkwood Methodist Church is a prominent building within the Longwood Edge Conservation Area, to which it makes a positive contribution in terms of its character and appearance, as well as the soft landscaping of its setting.

Now redundant in its religious capacity, the building needs an adaptive reuse which conserves its significance in order to secure its sustainable future.

Comments

The CBA are concerned by the total loss of the intact 19th century interior of this Grade II Listed building that would result from these proposals, without any assessment of the significance of its different components. This is contrary to the requirements of paragraph 189 of the NPPF. There

appears to be no consideration within the associated documentation of ways in which the significance of the church's interior could be conserved through any scheme of adaptive reuse. The CBA consider this contrary to the requirements of paragraphs 190 and 193 of the NPPF. The scant justification for the harm to significance that would be caused by this scheme is the idea of sharing the responsibility for ongoing maintenance costs between more households. This does not equate to the 'clear and convincing justification required by paragraph 194 of the NPPF for the considerable level of harm. In its current form these proposals fall short of a great number of criteria for the conservation of designated heritage assets across local and national planning legislation and policy.

The proposed number of apartments would not only impact on the internal plan form of the building. The loss of lawns to the prominent east side of the building, in order to achieve adequate parking provision, also demonstrates that the proposed number of units represents an overdevelopment of the site. The impact on the external landscaping and setting means this scheme would harm the contribution that Parkwood Methodist Church makes to the character and appearance of the Longwood Edge Conservation Area. The CBA do not believe this level of harm to be justified.

The CBA agree that the optimum viable use for this site is likely to be a residential scheme, also that the size of the building will accommodate a degree of subdivision. However even the reduced number of 8 units, from the original 12, is still too many and does not constitute the optimal viable use for the site.

Recommendation

The CBA **object** to the currently proposed scheme and recommend it should be withdrawn and revised, or otherwise refused by your Authority.

The CBA recommend that an assessment of significance should be required and used to inform a revised scheme, which should actively seek to minimise harm to the building's significance. An impact appraisal is also necessary to evidence how harm to the site's significance has been minimised and where unavoidable that harm is justified in order to secure the building's optimum viable use.

The CBA believe that a less intensive conversion scheme of fewer units could reduce the impact on the plan form and internal detailing, which are central to the significance of the building. A more imaginative scheme could retain more of the internal features and areas where the volume of the building could still be experienced. Fewer units would also have a reduced requirement for parking provision and therefore enable the highly visible lawns to the east of the church to be conserved for the benefit of future residents and the contribution this area makes to the character and appearance of the Conservation Area.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Council for British Archaeology

Kind Regards,

Catherine Bell. MA(cons), ACIfA
Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2015.**