

OUTLINE PLANNING APPLICATION
FOR 6NO 1 BED APARTMENTS

LAND ADJACENT 13 CUCKOO LANE
HONLEY
HUDDERSFIELD
HD9 6AS

ON BEHALF OF
MRS K DYSON

HERITAGE STATEMENT
DATED: APRIL 2020

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
FAX : 01484 854949
EMAIL: enquiries@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 – The site is situated along Cuckoo Lane a one way road with access limited to residents only. The site is in a popular residential area, a short 5 minute walk to Honley town centre.

1.02 - The site is currently unused garden space to 13 Cuckoo Lane. The area of land has been registered as separate title to the small garden used by 13 Cuckoo Lane.

1.03 – 13 Cuckoo Lane is a Listed Building and within Honley Conservation Area

1.04 – Opposite the site is a small development of sheltered apartments for the elderly with no parking provision.

2.0 – PROPOSALS

2.01 - The proposals are to erect a small detached block to house 6No 1 Bed apartments over 3 floors. Due to the topography of the site a lower ground floor is to be constructed.

2.02 - The proposed location of the block is to provide enough distance from the dwelling attached to Honley Liberal Club. This gives a large landscaped area to the listed building.

2.03 – Th existing stone wall to Cuckoo Lane is not to be disturbed and the existing gate forms the pedestrian entrance to the site. Steps give access to the lower ground floor apartments.

2.04 – The rear of the site is raised above the dwellings to Moor Bottom. The front of the site provides enough distance to the sheltered apartments across.

2.05 - The proposed footprint represents a simple built form to compliment the existing houses on Cuckoo Lane.

2.06 The footprint ensures the new property will have some shared amenity space with a good sized private side garden.

2.07 - The proposed property ridge height will fall below the apartments across and lower than the Liberal Club.

3.00 - HERITAGE STATEMENT

3.01 - The site was once part of the private garden to 13 Cuckoo Lane Honley.

3.02 - The property is a Grade .2. Listed Building Entry 1134891- dated 4th August 1983.

Entry.

‘End of short terrace. Early C19. Hammer dressed stone (part rendered). Stone slate roof. Two storeys and attic. North-west elevation: Ground floor: one 5-light stone mullioned window. Modern porch to right. First floor: one 7-light stone mullioned window with centre light blocked. Attic: one 4-light stone mullioned window with small lights, 2 blocked.’

3.03 – The stone boundary wall that forms the boundary to the suite and 13 Cuckoo Lane forms part of the historic character of the are and this is not to be disturbed as part of the application.

4.04 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the National Planning Policy Framework (NPPF) paragraph 128; this states the following: -

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.00 – CONCLUSION

5.01 – The proposed apartments will sit harmoniously within the streetscape, and respects neighbouring properties.

5.02 - The site is in a sustainable location with public transport and the local amenities in Honley minutes away by foot.

5.03 - In summary the proposals provide a modest accommodation with good amenities that does not compromise any surrounding properties. We therefore trust that Kirklees MC can support this application.

