

Heritage Statement: This statement is in support of the application for the construction of application for the erection of a small detached, single storey, timber framed building, constructed by TG Escapes Ltd. This building is similar in conception and construction to many hundred individually designed buildings granted planning consent in all areasof the UK (including Conservation Areas, AONBs and within the curtilage of listed buildings) . The proposal is detached and free standing, and does not seek to modify, connect or demolish any existing building which could be judged as an historical asset. The building is largely invisible from the roadside being located in a secluded part of the application site and being screened by trees. The proposed is c35m from the listed buildings.	GREENBELT STATEMENT: 
LISTED STATEMENT: (IN DEEMING A LISTED APPLICATION IS NOT REQUIRED) Whilst the main existing house within the applicant's boundary are listed at GII The proposed is detached and positioned some distance (35m) from this and thus does not compromise the listed building's setting. The red lined development area does not include any listed building and no connexion or work to it are proposed and thus, we believe an application for listed consent is not required. The application does not seek to extend, demolish, alter or renovate any listed asset in any way. From the glossary of the NPPF: <i>Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i> The proposed will not compromise or reduce the value of the nearby heritage asset - The proposed is detached and positioned some distance from this and thus does not compromise the listed building's setting, indeed the affect could be seen as neutral, lying in a screened area of the site and being of small scale and size.	
LISTED BUILDINGS ENTRY: Overview Heritage Category: Listed Building Grade: II List Entry Number:1313310 Date first listed:23-Jun-1965 Date of most recent amendment: 16-May-1984 Statutory Address:THE MANSION (STORTHES HALL HOSPITAL), STORTHES HALL ROAD The building or site itself may lie within the boundary of more than one authority. District: Kirklees (Metropolitan Authority) Parish:Kirkburton National Grid Reference:SE 18503 12920 Details SE 11 SE STORTHES HALL ROAD Kirkburton 5/105 The Mansion (Storthes 23rd June 1965 Hall Hospital) (Formerly listed as II The Mansion Shorthes Hall Lane) Mansion house. Late C18 built for the Horsefall family. Two additions to left probably early C19. Ashlar. Hipped slate roof with moulded eaves cornice and 4 ashlar stacks. Two storeys plus attic. 7-bay symmetrical facade, the centre 3 of which break forward slightly and are pedimented. 4 steps lead to central portico with garlanded frieze, cornice and segmental pediment on tuscan columns with backing pilasters. Doorway has fanlight with radial glazing bars. Sash windows with glazing bars those to ground floor having small moulded cornice. The attic forms a half-storey with smaller windows. To the left, set back, is a 2-storey, 3-bay addition, and projecting from this, at 90° is a 5-bay wing. To the rear is central door with semi-circular fanlight with radial glazing bars, and flanking single lights all under pedimented cornice. Above this, to 1st floor, is Venetian window, and to attic, a thermal window. Modernised interior. H. J. Morehouse, The History of Kirkburton & The Graveship of Holme, 1861. Listing NGR: SE1850312920 Legacy System number:341220 Legacy System:LBS Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. End of official listing	From Section 13, NPPF .Protecting Green Belt land Paragraph 133 NPPF 2018 states. <i>The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</i> Paragraph 134 NPPF 2018 states. <i>Green Belt serves five purposes:</i> <i>a) to check the unrestricted sprawl of large built-up areas;</i> <i>b) to prevent neighbouring towns merging into one another;</i> <i>c) to assist in safeguarding the countryside from encroachment;</i> <i>d) to preserve the setting and special character of historic towns; and</i> <i>e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</i> The site lies within Green Belt and accordingly the above paragraph is relevant. The Policy states that, <i>within the Green Belt, there is a general presumption against inappropriate development and that development will only be permitted where special circumstances exist. In all instances, the Policy restricts development that would materially detract from the openness of the Green Belt.</i> The 2018 NPPF, regarding Greenbelt states in paragraph 145 : <i>A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.</i> <i>Exceptions to this are:</i> <i>a) buildings for agriculture and forestry;</i> <i>b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</i> <i>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</i> <i>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</i> <i>e) limited infilling in villages;</i> <i>f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and</i> <i>g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.</i> The proposed clearly falls within the criteria of point d), being a replacement structure for the same use as the structure that exists presently. Moreover, it offers a considerable improvement in design, sustainability and appearance over the existing building. Consequently, the proposal would not result in the encroachment of development beyond the existing buildings envelope and as a result, the openness of this part of the green belt would not be diminished or compromised. We believe the proposed is congruent with the aims of the NPPF, given its low-key nature, discreet location,small size and considered design. Accordingly it does not undermine the existing character of the site and will not detract from the special distinctiveness of the wider area being of appropriate height, form, scale and size.