



Historic England

Ms Kate Mansell

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Kirklees Council

PO Box B93

Our ref: P01220450

Civic Centre 3

Huddersfield

West Yorkshire

HD1 2JR

18 May 2022

Dear Ms Mansell

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**PENISTONE ROAD/ROWLEY LANE, FENAY BRIDGE, HUDDERSFIELD, HD8 0JS
Application No. 2020/92307**

Thank you for your letter of 27 April 2022 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This letter of advice should be considered alongside our previous letters of 21 August, 22 October 2020 and 30 March 2021.

The site subject of the current application comprises former agricultural fields to the west of Fenay Beck, historically part of the Woodsome Hall estate. These are part of the setting of the grade I listed Woodsome Hall. They are prominent within key views out from the hall and form part of the approach to the hall from the east; their rural



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character contributes positively to its setting.

The development site is part of Housing Site Allocation HS2 and therefore, the principle of residential development on this site has been established. The proposals have not changed from when we were last consulted, but a revised Masterplan has now been submitted in support of this application. The document has evolved from the information provided in the March 2021 Design and Access Statement and we note the adjustments made to the remainder of the HS2 site. We also note that the roundabout formerly proposed is no longer part of this application and will be dealt with in a separate application, in phase 2.

Development on this site will cause a certain level of harm to the setting of the hall through the erosion of the rural character of the area and the visual disruption on to key views from the hall to the east.

This harm will need to be considered in line with paragraphs 199 and 202 of the NPPF, namely that harm needs to be weighed against the public benefits of the proposal. We acknowledge that housing provision can be considered to be an economic public benefit and that you may identify other benefits. In making that balanced judgement, we ask you to take into account our advice on heritage impact and consider whether sufficient has been done to understand impacts, minimise and mitigate harm.

Given the outline nature of the application, we advise that particular attention is given to design codes and any future reserved matters application, to ensure any impacts can be mitigated through sensitive design. We defer to your expert conservation advisers on this matter.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 199 and 202.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like



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further advice, please contact us. Please advise us of the decision in due course

Yours sincerely

Rosa Teira Paz

Inspector of Historic Buildings and Areas

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