

June 2021

PLANNING,
HERITAGE
STATEMENT

ERECTION OF DWELLING FOLLOWING
DEMOLITION OF EXISTING DWELLING
AT 4 KAFFIR ROAD, EDGERTON,
HUDDERSFIELD.

Job Ref: 2645



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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the erection of a dwelling following demolition of existing dwelling at 4 Kaffir Road.
2. The proposed development falls within Edgerton Conservation Area, and therefore in accordance with paragraph 189 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRPTION.

3. The application relates to a detached dwelling, at 4 Kaffir Road. The dwelling was constructed approximately 30 years ago. The dwelling is built from natural stone, with blue slate roof, and stained wooden window frames.
4. The site falls within Edgerton Conservation Area, Character Area 1. The surrounding buildings were all originally dwelling houses when constructed for wealthy traders and merchants of the town. Over the years some of these larger houses have been converted to form apartments, schools and residential institutions.
5. The site is located on the corner where Kaffir Road takes a sharp 90 degree turn, approximately 90m from Edgerton Road. Surrounding the building is a mix of varied traditional styles with houses built from the 18th to 19th Century – some with listed status. There are a few newer examples of residential development around the building. Below is a map taken from the Kirklees Edgerton Conservation Area Appraisal.

EDGERTON CONSERVATION AREA APPRAISAL

5. CHARACTER AREA 1

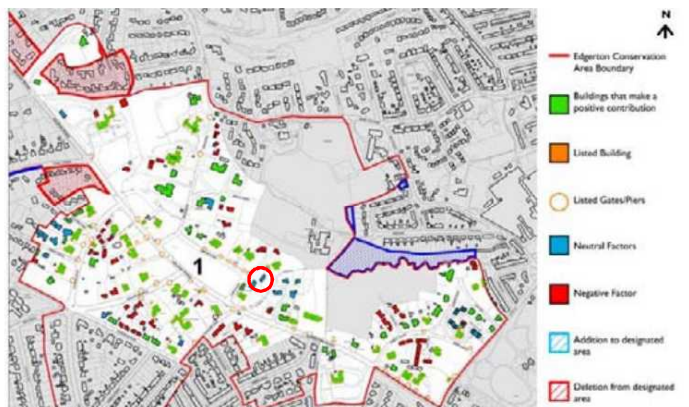


Figure 2

This character area forms the core of the Conservation Area, and includes land on the northern and southern side of Halifax/Edgerton Road. It includes Norwood Lodge at the north-west corner and extends across to Blacker Road at the south-east corner.

10



Photo 19. View north along Bryan Road



Photo 20. Bryan Wood along Bryan Rd, currently in use as a nursing home



Photo 21. Detached house on south side of Halifax Road, now in use as offices

(Edgerton Conservation Area Appraisal, 2007)

6. The above map shows the application site roughly highlighted with a red circle. The house is coloured in blue meaning it is identified as a 'neutral factor' to the character area. The Council's Conservation Area Appraisal explains these neutral factors: *"There are examples of modern infill development or extensions which are of an appropriate scale and well-integrated within the townscape... Whilst these buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area."*
7. There are some mature trees on the site so this application has been submitted with a supporting tree survey to assess any potential impact the proposals would have on them.
8. The Kirklees UDP Appendix 1 sets out the Conservation Area as being a *"Large residential suburb of Huddersfield characterised by mature planting in association with stone built nineteenth century villas generally in extensive grounds with gate piers and boundary walls being significant features."*
9. The house is not listed.
10. The house is typical of the 1980's period with a traditional pitched roof and gable ends. To the north of the building is an attached double garage with a lower asymmetrical pitched roof. The dwelling sits with its own spacious grounds.

11. Planning permission was granted for an extension and alterations to the building in November 2020 (Ref: 2020/91143). Work has started to implement this planning permission.

Fig 1. Front of dwelling



Fig 2. Rear of dwelling



SECTION 3: PROPOSED DEVELOPMENT

12. This planning application was initially submitted as an amendment to the previously approved scheme, as the proposed works comprise increasing the ridge height by 410mm above the previously approved scheme. After the application was submitted it was deemed that when viewed alongside the existing dwelling it would comprise demolition and re-build, and the type of application was changed to a full application.
13. Whilst the description of this planning application includes the word demolition, the building will not be demolished, and many parts of the building will be retained. The drawing in Appendix 1 shows which parts of the proposed developments are to be retained.
14. The proposed development will be constructed in course natural stone and blue slate to match the existing. Stone heads, cills and mullions will be provided to new openings to match the existing, and it is proposed that a string course be provided at 1st Floor Level.

SECTION 4: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

15. The site is identified within Kirklees Local Plan as being within Edgerton Conservation Area which contains various listed and unlisted properties. The property at 4 Kaffir Road is identified in the Conservation Area appraisal as being a 'neutral factor' to the area.
16. The Local Plan sets out in Policy LP35 in part 3 that "...Consideration should be given to: (b) ensure that proposal within Conservation Areas conserve those elements which contribute to their significance."
17. The supporting text explains in 14.15 that "A number of Kirklees' Conservation Areas have Conservation Area Appraisals which identify those elements which are considered to contribute to their special or architectural or historic interest."
18. The proposed development will have minimal impact on the Conservation Area. The proposal will see the existing dwelling extended sympathetically, although in planning terms this has to be described as demolition and re-build. The proposals are very similar to those previously approved, the only difference being an increase to the ridge height of 410mm.
19. The proposal does not seek to change the rhythm of the area and keeps the grain of large properties in generous plots.

SECTION 5: ASSESSMENT

20. The approval of the previously approved scheme (Ref: 2020/91143) is a material consideration. The officer's report for which states "The

application is now considered to be acceptable in terms of its impact on the listed building, conservation area and townscape”.

21. The officer’s report continues; “Paragraph 193 of the NPPF states that harm that would be less than substantial should be weighed against the public benefits of the proposal. In this case, the residential property would be updated and occupied”. The report concludes on this matter stating “Taking all the above into consideration, the proposal is considered to be acceptable in terms of its impact on visual amenity, the Conservation Area and listed building”.
22. In planning terms any further assessment should be based on what can currently be lawfully built.
23. The changes from the approved scheme to the proposed scheme are ‘de minimis’, with no change to the footprint of the building. The change in the volume of the proposed building from that which is approved is an increase from 1,456m³ to 1,484m³, which is an increase of 1.9 %. The ridge height to part of the proposed scheme is only 410mm higher than the approved scheme. Without scrutinising the building closely, the changes from the approved to the proposed scheme would not be evident. These changes will not cause any harm to the setting of the listed building or to the character of the conservation area.
24. There are three categories of harm recognised in the NPPF. There is substantial harm, less than substantial harm and no harm. The previously approved scheme was considered to be less than substantial harm, that was countered by the public benefit. This change can only be considered as ‘no harm’ in which case there is no need to provide any further public benefit. However, the benefit of changing the whole roof to have a uniform finish to the building would be preferable to a patchwork of old and new, which would be the case under the previously approved scheme, so this could be viewed as a benefit, albeit minor, to weigh against, any perceived harm, albeit minor.

SECTION 6: CONCLUSION

25. The proposed development will not impact upon the character or the setting of the Conservation Area.

APPENDIX 1

Existing House to be retained

FIRST FLOOR PLAN

GROUND FLOOR PLAN

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4 KAFFIR ROAD
HUDDERSFIELD

Project No	Drawing No	Date
2645	(100)05	/

EXISTING HOUSE
RETAINED

Scale	Date Drawn	Drawn By	Checked By
1:200 @ A3	FEB'21	JF	JC

Project of Issue
Planning Building Regs C/Permit C/Consent C/Approval C/Construction C/