

Heritage Impact Assessment

Project:	Listed building application for: Single storey rear kitchen extension at: Woodlea Cottage, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ.	Date:	5 th May 2021
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INTRODUCTION

This statement has been prepared as part of a planning and listed building application for the erection of a single storey kitchen extension to the rear of Woodlea Cottage.

This statement describes the significance of the heritage assets and the effect on them in accordance with paragraph 189 of the NPPF. It also looks at compliance with the relevant historic environment policies outlined in the Kirklees Local Plan.

Site Location & Description

Woodlea Cottage is part of a group of cottages in the small area marked as Lumb on the map, it is a grade II listed building (having previously been three adjoining cottages) and is one of two in the immediate vicinity. Access to the property is via a steeply sloping shared driveway off Lumb Lane.

The Proposal

The proposal is to extend the existing kitchen at ground floor onto the existing rear patio area with a contemporary flat roof extension that utilises the rear corner of space. This will entail removing a portion of the rear existing wall and supporting the upper level with beams. There is also a full height window to the existing utility area, which would entail removing a part of the existing rear wall.

AFFECTED HERITAGE ASSETS & THEIR SETTINGS

Identification of Heritage Assets

Woodlea Cottage (listing 1134943 as Lumb, 36 Lumb Lane) was grade II listed in October 1975 and is described as:

C18. (But a house at The Lumb shown in Senior's Map of Almondbury Parish, 1634). Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Two 2-light and two 3-light stone mullioned windows on 1st floor, intervening windows blocked. One 3-light and two 4-light stone mullioned windows on ground floor.

Paragraph 189 of the NPPF states:

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 upon their significance.

Until the early 20th century Woodlea Cottage was a row of three dwellings, with a larger, now demolished building attached to its south westerly elevation. The generous number and size of lights separated by mullions indicates links with the textile industry, probably hand-loom weaving which was common for the area.

The special interest of Woodlea Cottage is not only its age, retention of historic fabric, and regionally distinctive vernacular architecture but association with the textile industry (prior to its expansion and industrialisation in the 19th century). Its setting within its grounds, a hamlet historically known as Lumb, and the wider countryside, provides a high quality and fitting setting that contributes positively. With this being said, there is a modern detached property, Mollicar House, to the left (looking from the front) that is out of character with the setting of the hamlet generally.

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Heritage Impact Assessment

Assessing the external rear corner of Woodlea Cottage, which is the site of the proposed kitchen extension and new window, it is considered that this is the location that best suits the proposal to minimise both a) harm to the existing building fabric (indeed it is the later rendered part of the wall to be removed) and b) minimise the impact visually both on the existing property and its immediate surroundings, as it is not visible from anywhere else due to the immediate constraints of the adjoining fence and house and rear sloping garden. It is also largely hidden by the continuation of the existing lean-to.

LEGISLATION & POLICY

Legislation

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Planning Policy

The only heritage specific Local Plan policy is LP35 (Historic Environment). The first two paragraphs of this policy repeat the requirements of the NPPF and the third adds a local factor, with the most relevant part being that which seeks to “accommodate innovative design where this does not prejudice the significance of heritage assets”.

National Planning Policy

Chapter 16 of the NPPF sets out national planning policy for the conservation and enhancement of the historic environment.

ASSESSMENT OF THE PROPOSAL

The main consideration is the impact upon the setting of Woodlea Cottage and its surrounding environment, which as mentioned previously is a grade II listed building in a small setting. It has another listed property to its right (when viewed from the front) more than likely built around the same time, and a much more modern property, Mollicar House, to its left. To the rear is a courtyard style paved area running the full length of the house with a fence to the boundary with Mollicar House. There is a steep sloping planted garden area up to the higher fields behind.

The site is also in Greenbelt as per policy LP 57 which states that in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. The proposed extension to the rear and in the corner fulfils this policy as the original building by far remains the dominant element.

CONCLUSION

The proposed rear extension is of a contemporary design to maximise the amount of light into the kitchen utilising high quality materials to uphold the setting of Woodlea Cottage, which as mentioned above is supported in the local plan, whilst minimising the impact visually. Although there is some impact on the existing building fabric, this is of low importance as it is the existing rear wall and has been treated with a later course of render and therefore the impact of the proposal is neutral. The insertion of the new window is of low historic significance as this is also in the rendered wall, in the lean-to at the rear, which may in itself be a later addition to the original cottage.

It is therefore considered that the proposal complies with Local Plan policies LP35, 57 and NPPF chapter 16.

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PHOTOGRAPHS:



View from the patio area of the existing entrance door and continuation of the lean-to roof.

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View from the patio of the extent of existing rendered wall to be removed (and waste pipes hidden). The modern property, Mollicar House, adjacent can be seen to the other side of the boundary fence.

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