

Consultation Response from KC, Conservation and Design
2021/92462 rear of, 1091, Manchester Road, Linthwaite, Huddersfield, HD7 5LS
Outline application for erection of detached dwelling
Date Responded: 21/09/21
Responding Officer: Craig McHugh
Responding Ref: CV 5/240

The proposed development is located at Linfit Fold, which although it is not within a conservation area has a strong townscape character derived from a tightly grouped cluster of listed buildings comprising the following working clockwise from the north:

- 1,3 LINFIT FOLD,1091,1093 MANCHESTER ROAD (listed grade II)
- 5 LINFIT FOLD,1089 MANCHESTER ROAD (listed grade II)
- 9 & 11 Linfit Fold (unlisted, but of traditional character)
- 13 Linfit Fold (listed grade II)
- 23,25,27,27A,29 LINTHWAITE HALL, LINFIT FOLD (listed II*)
- 12 Linfit Fold (unlisted, but of traditional character)
- 10,6,8 LINFIT FOLD (listed grade II)
- 2 & 4 Linfit Fold (unlisted, but of traditional character)

The pattern of development in Linfit Fold is dense but the application site provides an important area of open space contrasting with the built form and creating space across which to view the listed buildings, particularly those to the north. It also has an important role in views down Linfit Road from Linthwaite Hall. Development as proposed would impact on the visual relationship between the Hall and the listed buildings to the north. This area of land has historically remained undeveloped, except for small outbuildings. It therefore has an important role in the setting of the listed buildings, particularly ,3 LINFIT FOLD,1091,1093 MANCHESTER ROAD, 5 LINFIT FOLD,1089 MANCHESTER ROAD and 23,25,27,27A,29 LINTHWAITE HALL, LINFIT FOLD.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 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.

Policy LP35 of the Local Plan requires that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

Policy LP24 of the Local Plan requires that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

The NPPF requires that we give great weight to the conservation of heritage assets, that any harm should require clear and convincing justification and that any harm should be weighed against the public benefits of the proposal (paragraphs 199, 200 & 202).

Development of the land for housing would cause a high level of harm to the setting of the adjacent listed buildings to the north and a moderate level of harm to the setting of Linthwaite Hall, this would still be less than substantial harm. Any harm is failure in principle since both the Local Plan and the NPPF set out to preserve, protect or enhance heritage assets. It would be contrary to our statutory duties under Section 66(1) and Policy LP35 of the Local Plan. It would also harm the character of the local townscape, contrary to Policy LP24.

We should give great weight to the conservation of the heritage assets, especially Linthwaite Hall, which is listed grade II*. No justification has been given for the harm. The public benefit, a single dwelling is slight in comparison to the level of harm the development would cause. We have an adopted Local Plan, which allocates sufficient land for the provision of our housing needs.

I defer to your judgement on the impact on the amenity of the nearby residential buildings.

Conclusion and recommendations

Conservation and Design object to the proposed development on heritage grounds. The principle of development of the land for housing would cause a high level of harm to the setting of the adjacent listed buildings to the north and a moderate level of harm to the setting of Linthwaite Hall, this would still be less than substantial harm. Any harm is failure in principle since both the Local Plan and the NPPF set out to preserve, protect or enhance heritage assets. It would be contrary to our statutory duties under Section 66(1) and Policy LP35 of the Local Plan. It would also harm the character of the local townscape, contrary to Policy LP24. The harm has not been justified and the public benefits would be slight.

The application should be refused or withdrawn by the applicant.

Craig McHugh, IHBC
Senior Conservation and Design Officer