

From: [Ross Anthony](#)

Subject: Application Ref: 2021/93687 - 75 New North Road, Edgerton, Huddersfield, HD1 5ND

Date: 10 November 2021 16:52:56

Re: 75 New North Road, Edgerton, Huddersfield, HD1 5ND
Application Ref: [2021/93687](#)

Thank you for consulting Historic Buildings & Places.

Please note that on 1 October 2021, the Ancient Monuments Society adopted Historic Buildings & Places (HB&P) as its new working name. We remain one of the National Amenity Societies, as per the 'Arrangements for handling heritage applications - notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021'.

HB&P has no objection to the principle of the change of use of this grade II listed former dwelling from nursery (Use Class E) to education and public worship/ religious instruction (Use Class F1). We do, however, have concerns about the associated alterations proposed.

We note that a number of alterations have been made to the building in the past to facilitate its various uses and, with the exception of the stair, what is proposed at basement, ground and roof level appears reasonable, in terms of alterations to the various toilet and kitchen facilities, and opening up of the two basement rooms to form a larger space.

Despite the past uses, the building has generally maintained its historic plan form, which is important to understanding how the building functioned historically. We therefore strongly object to the removal of the majority of the walls at first floor level to create one large open 'hall' space. This would be deleterious to the building and its significance and would result in the loss of a range of historic features and fittings, representing a high degree of harm. Paragraph 199 of the NPPF states: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

We would also object to the loss of the potentially historic stair running from basement to roof level. The documentation does not provide sufficient evidence about the significance, construction, and nature of the stair. The loss of an original fixture of this nature between the ground and basement level, as well as the link between the first to roof level would also be detrimental to the overall plan form and significance of the building.

Policy LP35: Historic Environment in Kirklees Local Plan states that:
Development proposals affecting a designated heritage asset... should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- *the nature of the heritage asset prevents all reasonable uses of the site;*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

We do not believe the existing plan form would prevent the building from being used for education/ religious instruction, or that a viable use for the building that would better retain its current plan form could not be found. At this stage the application appears contrary to the Kirklees Local Plan, NPPF (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990's requirement to have special regard to the desirability of preserving heritage assets, their setting, and any features of special architectural or historic interest which they possess.

I would be grateful if we could be informed of the outcome when this becomes available.

Ross Anthony

Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.