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STATEMENT OF SIGNIFICANCE

DETAILED APPLICATION FOR 6NO DWELLINGS FOLLOWING DEMOLITION OF EXISTING COMMERICAL STABLES; AND EQUESTRIAN AND CARAVAN STORAGE BUILDINGS

MOORHOUSE FARM, MOORHOUSE LANE, BIRKENSHAW, BRADFORD, BD11 2AY

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C O N T E N T S

1.0 INTRODUCTION AND PURPOSE OF THIS STATEMENT

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1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site known as Moorhouse Farm, Moorhouse Lane, Birkenshaw which is close to a Grade II Listed Building known as 'The Manor House'.

The subject scheme seeks planning permission for 6No dwellings following demolition of the existing commercial stables, equestrian buildings and caravan storage buildings.

The purpose of this document is to provide a statement in respect of the site to consider the impact of the development on the setting of the Listed Building. The statement provides an objective opinion on the visual aspects of the site, the proposal and its setting.

The report is produced in the context of the National Planning Policy Framework, which 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 of the proposal on their significance." (TPC underlining)

Para 192 states:

"In determining applications local planning authorities should take account of:

a) the desirability of sustaining and building the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and

c) the desirability of new development makes a positive contribution to local character and distinctiveness."

Consideration has also been given to the published advice in 'Planning Practice Guidance - Conserving and Enhancing the Historic Environment'. This states amongst other things:-

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important to understanding the potential impact and acceptability of development proposals."

In terms of taking into account the setting of a heritage asset, it states:-

"A thorough assessment of the impact on setting needs to be taken into account, and proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or distract from that significance and the ability to appreciate it."

This report, therefore, considers impacts of the proposal on the setting of the Listed Building.

As will be set out in the summary (section 4 below), it is considered that the proposed changes do not lead to harm to the significance of the statutory designated asset for the reasons that will be set out. It is considered that the development will not give rise to issues of harm to the setting of the Listed Building.

2.0 STATUS OF PROPERTY

The subject property was first Listed in 1967 and was described as "Moor House" (latterly changed to "Manor House"). The description in the formal 'Listing' is as follows:-

"SE 22 NW SPENBOROUGH MB MOORHOUSES LANE
BIRKENSHAW
2/136
12/1/67 Manor House (formerly
Listed as Moor House)

II

Detached house. C.17. Finely coursed rubble with quoins. Stone slate roof. Two storeys. L-shaped plan with projecting gabled wing to right with chamfered gable coping on moulded kneelers with finials. Recent stacks. The wind have one 5-light double chamfered window to each floor each with hood mould, that to ground floor having round stops. House body has similar windows that to ground floor having being altered to a 3-light window. Small central porch with tiny light over. Altered opening to left with blocked small light over.

Listing NGR: SE2006229086".

It is assumed that the subject Listed Building originally formed the farmhouse to the property but the ownership was severed.

In more recent times, significant development has been undertaken around the property in the context of residential properties, together with the development of a modern farm development, including livestock buildings which have latterly been used for equestrian purposes and caravan storage. It is considered that this more recent development in the proximity of the Listed Building renders the site as not being sensitive to change.

3.0 ASSESSMENT

The setting of the subject Listed Building has clearly evolved and changed significantly over time. It is considered that it is reasonable to conclude that the setting is now dominated by more modern residential development, together with the subject equestrian complex with its large scale buildings which dominate the setting.

It is considered that the removal of these buildings together with the development of the proposed scheme which has been carefully considered in terms of form, layout, scale and design will enhance the setting of the Listed Building.

4.0 SUMMARY

The application site is close to a Grade II Listed Building.

The setting of the building has clearly evolved and is now dominated by more modern residential development and the modern farm buildings of the subject site. It is considered that the farm buildings detract from the setting of the Listed Building and the proposed development will improve and enhance its setting.

It is reasonable to conclude that the proposals do not give rise to harm to the significance of the statutory heritage asset.