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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

MR AND MRS LIGHT

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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 within the proximity of a Grade II Listed Building known as 'The Manor House'. It will be noted that the proposals are not within the curtilage of the Listed Building nor in its direct setting. The site is not located within a Conservation Area nor are any other heritage assets impacted upon.

The subject scheme seeks planning permission for 6No dwellings following demolition of the existing commercial stables, equestrian buildings and caravan storage buildings as shown on the submitted plans. The subject site does not constitute a heritage asset, either statutory or non statutory.

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. This statement should also be read alongside the planning support statement submitted with the application.

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)

The work undertaken in preparing this report includes:

(i) Walk over survey to examine the site, character, immediate and wider setting.
(ii) Inspection of the Historic Environment record.
(iii) Examination of relevant Local Plan policy (referred to in the Planning Support Statement).
(iv) Examination of National Planning Policy Framework (also referred to in the Planning Support Statement).
(v) Examination of advice in Planning Practice Guidance 'Conserving and Enhancing the Historic

Environment.

This report and conclusions are drawn from a detailed examination carried out in respect of the above. It is considered that the level of detail provided meets the test ***"to understand the potential impact of the proposal"*** on the significance of the Listed Building.

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."

It is considered that the proposal, which has no direct impact on the heritage asset, will nevertheless be a positive contribution to the character and distinctiveness and positively enhance the wider setting of the Listed Building.

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 nearby 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. Indeed, the removal of large scale functional sheds, to be replaced by domestic scale development designed to be appropriate to this rural area, will enhance the setting of the Heritage Asset.

2.0 STATUS OF PROPERTY

The subject Listed property was first Listed in 1967 and was described as "Moor House" (latterly changed to "Manor House"). From examination of Historic England records, 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.

The Historic Environment record has been examined and the only details this includes is the formal Listing set out above.

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 large scale 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 setting as not being sensitive to change.

3.0 ASSESSMENT

The subject Listed Building constitutes the original farmhouse for Moorhouse Farm. However, it no longer functions as a farmhouse. Dating back to the 17th Century, it would have been an isolated farmhouse located in and around open land and fields.

The site is accessed via Moorhouse Lane, an unadopted highway.

The site is located within urban fringe land in close proximity to suburban residential development which was constructed in the 1950s.

The Listed Building now forms part of a small cluster of dwelling houses. Immediately to the north is an inter-war pair of semi-detached properties and immediately to the west are 3No. detached dwelling houses. Further beyond to the west is the subject application site which incorporates very large scale original agricultural sheds and stables with associated parking and curtilage.

Owing the juxtaposition with the 3 dwellings immediately to the west of the Listed Building, essentially the Listed Building is visually screened from the proposed development site and is not within its immediate setting.

The setting of the subject Listed Building has clearly evolved and changed significantly over time following the grant of the previous planning permission by the Council. It is considered that it is reasonable to conclude that the setting is now dominated by more modern residential development which is to the north and west, 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. The Listed Building is both visually and physically separated from the development site. It is considered that the farm buildings detract from the wider setting of the Listed Building and the proposed development will improve and enhance its setting.

It is considered that a full assessment has been undertaken consistent with the requirement for a proportionate view of the impact of the proposals on the setting of the Listed Building.

This proposal will result in the removal of large scale agricultural sheds to be replaced by development which is residential in scale and will improve the wider setting of the Listed Building. The immediate setting of the Listed Building is, however, screened by existing residential development immediately adjacent to the Listed Building which will continue to form the dominant element in terms of the setting of the Listed Building.

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