

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Conservation and Design
Application No.	2021/94670
Proposed Development:	Planning permission for demolition of existing mill building (within a Conservation Area)
Location:	Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5QS
OS Map Reference	SE 409806.6685 414537.4656
Applicant/Agent:	Highstone Homes
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **11-Jan-2022**.

If you would like to contact the Case Officer: Ellie Worth for any reason then please do so on: Tel. 76061 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/94670> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **11-Jan-2022** then the application may be decided without the benefit of your views.

Dated: 21-Dec-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
 Conservation and Design**
2021/94670 Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5QS
Planning permission for demolition of existing mill building (within a Conservation Area)
Date Responded: 29.03.21
Responding Officer: NRG
Responding Ref:
1. Context:

- 1.1. The proposal is to demolish the former 1906 Office/warehouse building at the partially cleared site of a purpose-built dye works, which evolved from premises built for James Dyson in 1860. The proposal is supported by a document titled, *“Structural Inspection on Mill Building 1, Manchester Road, Linthwaite”*. Dated August 2021.
- 1.2. The Heritage Statement (August 21) accompanying the main development application notes that this building was an, *“extension to the existing dyeworks in 1906”* and that its, *“architectural interest might only be assigned to minor details of the front elevation, where attention appears to have been given to creating a public facing part of the works, namely the treatment of windows and doors, which themselves are not in original condition or appearance. The architectural interest of the front elevation is medium/moderate at best”* (para.6.62). The Heritage Statement continues to state that, *“the building cannot be considered to be representative of dyeworks buildings of the area and it is only through research and gaining an understanding of the history of the site from archival sources that the former use can be identified”* (para. 6.63). Consequently, it is concluded in the report that the building , *“makes a low contribution to the architectural interest of the Conservation Area”* (para 6.64).
- 1.3. This site has been subject to a series of commercial housing development proposals which have retained the chimney stack but failed to be realised. The site and the surviving buildings are now subject to three related applications: **2021/94664**, **2021/94669** and **2021/94670** the cumulative impact of which would be the clearance of the remaining Dye Works buildings and the redevelopment of this prominent Conservation Area site. It is, therefore, essential to consider the heritage impact in terms of its impact on the designated area and the design quality of the replacement buildings as contributors to the townscape.

Heritage value.
- 1.4. None of the surviving site buildings are listed but they are included on the West Yorkshire Historic Environment Record (WYHER) as a **Class-III Archaeological Site** (PRN 6662), affording some local historic interest and significance to the remaining buildings and its site. The building complex is also located within the **Linthwaite Conservation Area**, with the currently surviving buildings considered to be both local landmarks and positive contributors to its character and appearance (including in the published Conservation Area Appraisal).
- 1.5. The former dye works comprised a compact group of interconnected stone-built buildings, of varying dates, stepped into the steeply rising ground and (despite the extent of recent clearance) retain evidence of the evolution and adaption of the historic site processes. The most notable currently surviving buildings are the: **1906 office/warehouse block** (fronting Manchester Road – referred to as Building 1 in the Structural Report), a **dye house** (flanking Hoyle Ing) and the **mill chimney** which together retain the identity of the site as an example of an important and specialist local industry. The surviving buildings are thus considered to be of local heritage significance and **Non-designated Heritage Assets**. These buildings were to be retained and integrated into previous developments. They are now proposed to be demolished as part of the proposed development subject of this application.
- 1.6. It is a minimum redevelopment expectation (in accordance with the requirements of the NPPF and Local Plan Policy LP35) that significant, character-defining, heritage assets are retained and inform the design form of any proposals, unless there are exceptional reasons to justify

their loss, such as the delivery of substantial public benefits. The impact of the demolition of the chimney should also be balanced against the **deliverable public benefits** and the extent to which the development will *'function well and add to the overall quality of the area'* as per NPPF paragraph 130. The demolition of the 1906 Office/Warehouse (and the related applications) has been considered in the context of the above.

2. The impact of the proposed development.

- 2.1 The demolition of the 1906 Office/Warehouse would clearly detract from the amenity, character and appearance of the Linthwaite Conservation Area. It would result in 'less than substantial' harm to the character and appearance of the designated heritage asset (i.e. the conservation area) as defined by NPPF para 202, and the loss of a non-designated heritage asset. It would represent the further erosion of the heritage value of the former industrial site resulting in the complete loss of the most prominent and significant components of the former building group.
- 2.2 The impact of the current application **2021/94670** considered in isolation would be the loss of a heritage asset with no apparent public benefits, contrary to NPPF paragraph 202 and Local Plan Policy LP35. However, the Structural Report demonstrates that, *"the building shows significant signs of neglect and is considered to be in a poor structural condition"* (para 6.1). and that the, *"Geo-environmental investigation found dangerously high levels of naphthalene"*. It concludes that (para 6.4) that *"given the poor structural condition of the building and the findings of the geo-environmental ground investigation we recommend the building to be demolished"*.
- 2.3 Given the relatively modest heritage value of the 1906 Office/warehouse building and the potential hazard presented by the structure, there is **no, in principle, objection to its demolition**, subject to it being able to deliver a high-quality replacement development.
- 2.4 The overall impact of the proposed development is considered in the main application reference 2021/94664 and would accommodate a form of sheltered residential development, providing affordable supported living scheme for people with learning and physical disabilities with housing need within the local area. Consequently, the adverse heritage impact resulting from the loss of the 1906 Office/warehouse must be evaluated against demonstrable and deliverable public benefits including the design quality of the replacement buildings. Unfortunately, the current form of the parallel residential development is considered to be currently unsatisfactory and represents a compromised architectural. Therefore, the current proposal (and indeed the related applications) does not yet provide a sufficiently clear or convincing justification to support the site clearance. Design revisions are required to ensure that the potential of the site's redevelopment is fully realised and the demolition and site hazard treatments should be demonstrably tied to the delivery of the specialist accommodation.