Consultation Response from KC, Conservation and Design		
2022/90044 adj, The Cliff, 62, High Street, Clayton West, Huddersfield, HD8 9NS		
Outline application for erection of residential development		
Date Responded: 07.02.22	**Responding Officer: Sebastian Pickles**	**Responding Ref:**

Thank you for the consultation of 13th January 2022 requesting Conservation comments and advice on the proposed development. Having consider the submitted detail we offer the following comments.

The site is located to the south east of Clayton West. The site is not located within, nor in close proximity to a Conservation Area. The closest Listed Building to the site is located some distance to the north. While the site is not within a Conservation Area, having regard for the building the site is of merit. The building first appears on the 1893 mapping which were first recorded in 1891. The building known as the 'The Cliff' appears to be a fine example of property from the mid-19th century, being an impressive, detached dwelling. The windows, frames and doors all appear to be original. The building appears to be as original designed, with the exception of an extension to the rear. The building is considered a non-designated heritage asset given the completeness, age, architecture and also historic merit of then building.

Along with the intactness of the building the associated grounds and setting of the dwelling are intact. This includes a well-established tree planting scheme which looking at map regressions this appears to be part of the original landscaping scheme.

The proposals are the consideration of developing 4 properties within the grounds of The Cliff. Under Para 203 it sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

As noted, the proposals are for development within the setting of the asset. From the submitted detail the existing asset it to remain entirely unaltered. The outline development is to be located to the west, south west and east of the asset. The development is clearly going to have an impact on the setting of the non-designated asset.

Under Policy LP 35 of the Local Plan it sets out, proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

As the detail submitted is only at outline stage the area of consideration is the principle of development and there can be no assessment of design. It is positive that the extant asset is to be retained. However the considered development would cause less than substantial harm to its setting. As set out under Policy LP35 and 202 of the NPPF the proposals should therefore be assessed against the public benefits. As presented, there is some detail to support the benefits and there have been previous schemes supported, however this should be further consideration in determining the application.