ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

(rev A)

TWO DWELLINGS ON LAND AT STONELEIGH MEWS HUDDERSFIELD

NOVEMBER 2021

COPYRIGHT
The contents of this document must not be copied or reproduced in whole or in part without the written consent of Roger Lee Planning Ltd.

Company Registration Number 07717424

18 Leeds Road
Methley
Leeds
LS26 9EQ

PHONE 01977 516447
MOBILE 07504 759486
EMAIL roger.leeplanning@gmail.com

1. INTRODUCTION

1.1 This statement is submitted in support of a planning application for the construction of two dwellings on land at Stoneleigh Mews, Huddersfield.

1.2 The purpose of this statement is to assess the planning policy issues, the significance of the heritage asset, the impact of the development on the heritage asset, and to provide a justification for the proposals.

2. THE SITE AND SURROUNDINGS

2.1 The site is situated within an urban setting in Edgerton to the north west of Huddersfield town centre.

2.2 The application site is an area of open land adjacent to Stoneleigh Mews.

3. PLANNING POLICY AND STATUTORY CONTEXT

3.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises of a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3 Policy LP24 of the adopted Local Plan advises that proposals should promote good design by ensuring that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

3.4 Policy LP35 of the Local Plan advises 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.

National Policy

3.5 The Government published the latest version of the National Planning Policy Framework in July 2021.

3.6 The Framework defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area, which is the relevant historic interest in the case of this development. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.

3.7 Paragraph 194 advises that 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.

3.8 Paragraph 199 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

3.9 Paragraph 202 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4. HERITAGE CONTEXT

4.1 The site lies within Edgerton Conservation Area.

4.2 There are listed buildings in the vicinity of the site as follows:

- Stoneleigh to the north east (grade II)
- Beechwood (Cheshire Home) to the south east (grade II)
- Banney Royd to the north west (Grade I)

5. ASSESSMENT OF PROPOSALS AND HERITAGE IMPLICATIONS

5.1 Edgerton Conservation Area was designated in 1976 and there is a Conservation Area Appraisal ("CAA") which defines the special architectural and historic interest of the area.

5.2 The CAA advises that the character of the area is predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds. It goes on to say that the streetscene in the area is defined by stone boundary walls, with the private entrances defined by substantial stone gate piers.

5.3 The property lies within Character Area 1 within the CAA with the Appraisal advising that the buildings in this area are predominantly large detached properties set in generous landscaped grounds, with the density of development is low. Buildings are generally set back from the road, often partially screened from view by mature vegetation. Buildings are also generally constructed in natural stone with blue or stone slates.

5.4 The proposals would fit within that general character as set out above and would result in minimal loss of open land as referenced in the CAA due to the overall area of open land retained in the triangle between Bryan Road, Halifax Road and Stanwell Avenue.

5.5 There are listed buildings to the north east, south east and north west of the site including the Grade 1 listed Banney Royd. The scheme been designed to take advantage of the mature high landscaping on the boundaries of the site such that the proposed development would be screened from any external views such that the open character of the site would not be diminished in terms of the setting of the listed buildings. The design and materials proposed will be in accordance with the overall character and grain of the surrounding buildings and area.

5.6 The applicant is aware of an existing S106 agreement in place with regard to the restoration of the grounds and which includes in part the application site. A deed of variation to that legal agreement will be sought by the applicant in due course.

5.7 Having regard to the above there is any harm in heritage terms it would be less than substantial. Therefore in accordance with the advice at paragraph 202 of the Framework and Policy LP35 of the Local Plan the harm needs to be weighed against the public benefits of the proposal.

5.8 The benefits arising from the proposed development are that it would assist in boosting the local economy. There would be economic benefits associated with the development, in terms of direct and indirect jobs during the construction period, spending within the construction industry supply chain and spending by future residents in the area, as well as benefits from council tax payments. There would be environmental benefits relating to the sustainable location, the proximity of the services and the resulting options for travel other than the private motor vehicle. There would also be social benefits from the provision of new housing.

6. CONCLUSION

6.1 In weighing the application, the public benefits that have been demonstrated above are considered to substantially outweigh the level of harm which is assessed as being less that substantial.

6.2 Accordingly for the reasons above there is no conflict with relevant policies in either the NPPF or the Local Plan, and planning permission for the proposal should be granted.