Consultation Response from KC,
Conservation and Design

2022/90854 Land adj, Silent Woman Pub, Nabbs Lane, Slaithwaite, Huddersfield, HD7 5AU

Outline application for erection of residential development (within a Conservation Area)

Date Responded:
Responding Officer:
Responding Ref:

The proposed development site is within the Slaithwaite Conservation Area. The site is immediate adjoining to the historic Public House the Silent Woman. Along with the site being in the Slaithwaite Conservation Area the site is also in the immediate setting and proximity to several Listed Buildings. To the immediate south is the Grade II* Manor House. Immediately to the west of the Manor House is the Grade II Lock up.

To the east of the site set up and overlooking the plot is the Grade II Church of Saint James. It should also be noted that the site forms a part of the setting of the dominate Grade II Slaithwaite Viaduct.

As noted the site is immediately adjoining the Public House the Silent Woman. The proposed development site is in a highly prominent location with the Conservation Area. The site is clearly visible in the street scene. When looking up along Church Street from the east the site is clearly visible and the context of site is clearly understood. The site is also clearly visible when come down Bank Gate onto Church Street. When looking from the top of the site onto Nabbs Lane the Grade II* Manor House dominates the street scene.

When looking along Nabbs Lane onto the proposed site, the Silent Woman is a prominent building and the Grade II Church of Saint James forms a key landmark. The site is therefore in a highly significant location, being within the immediate setting of the II* Manor House, the Church of St James and the Grade II Viaduct. It is also in a highly prominent location within the Conservation Area and does form a key part of the street scene.

The submitted Heritage Statement does provide some historic context of the site. The Historic Pub know as the Silent Woman was formerly the Globe and this is noted in the Statement. The underwent alterations in the early 20th century, altering the principal elevation of the Pub. There is a date stone which references the date of the historic Pub and the date of works in 1926.

Looking at historic maps of the site there is evidence of a building having been present on the currently open plot. The Heritage Statement provides a historic interpretive image of the building. Having review additional historic images, the site can clearly be seen from aerial images from 1948.



Figure 1 -Britain from Above - EAW018228 ENGLAND (1948). Upper Mill and environs, Slaithwaite, 1948.

The historic images clearly shows a larger 3 storey industrial building forming the corner plot and also wrapping around onto Bank Gate. Given the age of the building is likely the building forms a part of the earlier small scale industrial production of the area. Looking at the map regressions the building is still present on the 1955 and 60's mapping. It appears that the site was cleared in the 1970's, it is however unclear why the building was demolished.

The proposals are for the erection of 2 attached 3 storey dwellings. Historically it has been evidenced that there has been development on the site. This however does not consider the assessment of the site as existing and the way in which the Conservation had evolved and developed.

With such development this would have an impact on the character of the Conservation Area the setting of the Grade II * Manor House and Grade II Church of St James and to a degree the wider setting of the Grade II Viaduct. There is some historic precedent for development on the site, however it should also be considered the site has remained undeveloped for some 40-50 years.

As noted, the site is in a highly prominent location within the Conservation and in the setting of the noted Listed Buildings. The site as existing is in a poor state, however it would be possible to improve the site without development.

Conservation is aware of the planning history for the site and the previous approvals for the site, however at the time of the previous applications Conservation does not appear to have been consulted on the applications. Since the date of decision there has been a Policy change and the implementation of the Local Plan, specifically Policy LP35 relating to the Historic Environment.

As presented Conservation are not convinced by the proposals and do not consider them to be acceptable. While there is historic precedent of development on the site, the site had remained undeveloped for a reasonable period if time. As noted, the site is in a high significant location with the setting of the noted Listed Buildings and the Slaithwaite Conservation Area.

We do not consider the proposed design to be acceptable as it does not reflect the historic character of the area. It has more of a feel of dwelling found on a housing estate. The previous building on the site was of industrial use and any design should reflect this as this does form part of the key character of the area. Use of standard generic design should be resisted. Conservation is also not convinced by

the proposed 3 stories as this would impact on the site lines when looking onto the site. We are also not supportive of 2 dwellings which is seeking to intensify the level of development on the site.

As presented the proposal would not be supported by Policy LP24 or LP35 of the Local Plan. The proposal does not constitute good design which reflect or enhance the character of the area.

The proposals would also be contrary to Policy 66 and 72 of the Planning (Listed Building and Conservation Areas) Act.

Conservation consider that development may be possible on the site, however this needs to be well considered and have much greater regard for the character and significance of the area. The dwelling would need to be reduced to a single dwelling of 2 stories. 2,5 stories may be possible to consider, this would however depend upon the design. As set out we do not support the submitted proposals.