



STATEMENT OF SIGNIFICANCE

DETAILED APPLICATION FOR THE RESIDENTIAL DEVELOPMENT
OF 5NO DWELLINGS FOLLOWING DEMOLITION OF
EXISTING DERELICT STRUCTURES

LAND OFF CEMETERY ROAD
(FORMERLY FORREST HALL),
HECKMONDWIKE

COOKRIDGE HOMES LTD

OCTOBER 2022

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1.0 INTRODUCTION

This Statement of Significance is provided in respect of the subject site which is located in close proximity to a Grade II Listed Building and structure. It should be noted that the site is not within the curtilage of a Listed Building nor is it located within a Conservation Area.

Planning permission is sought for the residential development of 5no dwellings including demolition of existing derelict structures and will involve improvements to the existing access. It will be noted that planning permission was previously granted on appeal in 2011 for 11no dwellings and refurbishment of the existing house (Appeal Ref APP/Z4718/A/10/2136848, application no 2010/91444).

The statement should be read together with the Planning Support Statement and the Design and Access Statement which sets out the full details of the proposal.

The purpose of this document is to provide a statement on the proposal in the context of the potential impact of the proposed development on all heritage assets including on the settings of nearby Listed Building's and structures. The statement provides objective opinions on the visual aspects of the site, the proposal and its setting.

The report is produced in the context of the National Planning Policy Framework Para 194 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) Site walkover to examine the site, character, sections and impact on setting;
- (ii) Examination of relevant policy:- NPPF, NPPG and Local Plan;
- (iii) Examination of formal listing;
- (iv) Examination of Historic Environment record and historic maps; and

- (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”.***

Annex 2: of the NPPF “Glossary” states that:-

“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

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 the impact of the proposal on the setting of Statutory Heritage Assets including the nearby Listed Building and structure.

It is considered that the proposal will be of benefit to the character and distinctiveness and positively enhance the setting of the Listed Building through removal of the derelict structures and improvements to the degraded site which currently detracts from the setting of the listed building and structure.

As will be set out in the summary (section 4 below), it is considered that the proposed development does not lead to harm to the significance of the statutory designated assets for the reasons set out. It is considered that the development will not give rise to issues of harm to the setting of the Listed Building and structure. In comparison with the derelict and redundant site which attracts antisocial behaviour, it is considered that the appropriately designed residential development, will enhance the setting of the Heritage Asset.

2.0 STATUS OF THE PROPERTY

This application seeks planning permission for the residential development of 5no dwellings including demolition of existing derelict structures and improvements to existing access at land off Cemetery Road, Heckmondwike.

The site does not fall within the curtilage of a listed building nor is it part of a building or structure of defined local importance. There is a Grade II Listed Building to the west of the site, Heckmondwike Cemetery Chapels, located within 40 metres of the western boundary of the site. Its associated gates and gate piers to the cemetery entrance which are also Grade II Listed, located 70 metres from the sites south western boundary. Both date back to circa 1860 and the full details of the listings are set out in the appendices.

The Historic Environment record has been examined for records within 100 metres of the application site and the only detail included a Historic England research record in relation to Longfield Mills which was within circa 80 metres of the application site. From a review of the details provided Longfield Mills was developed for housing over 20 years ago and nothing remains of the Mills.

It will be noted that planning permission in 2011 was previously granted on appeal for 11no dwellings and refurbishment of the existing house (Appeal Ref APP/Z4718/A/10/2136848, application no 2010/91444). The matter of heritage did not constitute a reason for refusal from the Council as part of the planning application and clearly the Council or Inspector considered that the development of the site would be detrimental to the setting of the Listed Assets.

The proposed 5no dwellings and their layout have been designed to ensure there is no negative impact on the setting and appearance of the setting of the Listed Building and Structure.

3.0 ASSESSMENT

The Grade II Listed Cemetery Chapels forms a pair of twin attached chapels, characterised by their use of stone with slate roof, with towers. The Chapels are located within the central part of the cemetery and have not been in use for a number of years, which was confirmed at the time of Listing in 1984. It is noted that whilst the cemetery is still in use, the Cemetery Chapels are in a state of disrepair with damage to the roof and boarded up windows. Views to and from the Chapels and the remnant of the existing house can be seen, the remainder of the boundary is heavily treed.

In relation to the Grade II Listed gate and gate piers, these are located to the southern entrance of the cemetery from Cemetery Road. They are characterised by four pier with pyramidal caps with iron rails. Views to and from the site and the gate piers are very limited due to existing trees along the boundary of the site.

In relation to the Cemetery's wider setting there is a wider mix of terraced housing, post war housing and more modern developments. More modern examples include the houses off Cemetery Road, adjacent to the Gate Piers.

The application site is located and abuts the eastern of the cemetery, a stone wall divides the two sites which separates the two sites. The application site previously contained a dwellinghouse known as Forrest Hall. However over recent years the site has been subject to arson attacks, vandalism and antisocial behaviour to the point of which only some remnants of the house and outbuildings now remain (some of the external walls). In addition the site is unkept and suffers from fly tipping (which is out of the applicants control). It is considered that the site in its current form and visual appearance which is in the setting of the current of the Listed Buildings and structures, brings harm to their setting and detracts from the Listed Buildings.

It is considered that whilst the development of the site will result in additional built form within the setting of the Listed Buildings and structures, the current site which is derelict, in disrepair and it is an attractor of antisocial behaviour has a negative impact on the setting of the Listed Building's and Structures. The proposals provide the opportunity for a well-designed small scale development which will bring the site back to beneficial use and provide a visual enhancement on the setting of the Listed Building and Structures.

It is therefore considered that the proposal provides the opportunity for a development which would improve the setting of the adjacent Listed Building and structures.

The applicants are willing to discuss the detail of the proposals with the Council.

4.0 SUMMARY

The application site forms an underutilised urban resource. The site lies in proximity of a Grade II Listed Building, Heckmondwike Cemetery Chapels and Grade II Listed Structure its associated gates and gate piers. The current site forms a derelict former dwelling which attracts antisocial behaviour and fly tipping. The current site has a negative impact on the setting of the listed building by virtue of its current state. The current proposals provide an opportunity to enhance the setting of the Listed Buildings in comparison with the current use.

Planning Permission in 2011 for 11 houses and renovation of the existing house which is now derelict (ref Appeal Ref APP/Z4718/A/10/2136848, App no 2010/91444). At that stage it was clearly determined by an Inspector that a large scale scheme could be achieved without giving rise to issues of harm to the Heritage asset.

It is considered that the development of the subject site in a manner which is sensitive to the site, its setting and the adjacent properties and will not harm the character and appearance of the settlement. It is considered that the scale of the scheme is appropriate in the context of the adjacent Listed Building and Structure and the existing character of the site. It is also considered that there will be no negative impact upon the setting of the adjacent Listed Building and Structures due to the suitable layout of the proposal and in comparison with the existing site provides an opportunity to enhance their setting.

It can be reasonably concluded that the proposal will not give rise to issues of harm to any heritage asset or key feature.

APPENDICES

APPENDIX 1 – LISTING TEXT FOR LISTED BUILDINGS AND STRUCTURES

Heckmondwike Cemetery Chapels – Grade II

“WEST YORKSHIRE HECKMONDWIKE FORMER URBAN DISTRICT
KIRKLEES METROPOLITAN DISTRICT

5113

SE 22 SW HECKMONDWIKE UD CEMETERY ROAD

4/64 Heckmondwike Cemetery Chapels

II

C of E and Non Conformist cemetery chapels, now used for storage Circa 1860. Dressed stone. Steeply pitched slate roofs with chamfered gable copings. Two identical chapels with central arched carriageway surmounted by square and octagonal tower with slender stone spire. Chapels have diagonal buttressing and each has porch. East and west windows are the same: 3-light with cusped and foiled interresecting tracery and hood mould with figurehead stops. The tower is buttressed and has quatrefoil in first tier and slender traceried window with gabled head, on 4 sides of second tier.

Listing NGR: SE2180824106”

Gates and Gatepiers to Cemetery Entrance, Including Dwarf Wall and Rails to Each Side – Grade II

“SE 22 SW HECKMONDWIKE UD CEMETERY ROAD

4/65 Gates and gatepiers to cemetery entrance, including dwarf wall and rails to each side

G.V. II

Gatepiers, gates and railings. Circa 1860. Two square ashlar piers with cusped sunk panels and octagonal tapering caps. Four similar piers with pyramidal caps. Iron rails and gates, cusped and foiled, with ornate finials to rails.

Listing NGR: SE2181523986”

APPENDIX 2 – HISTORIC ENVIRONMENT RECORD

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Your request was sent to 12 resources.

Total Results: 1

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Summary Results [View Results on a Map](#)

Statutory Data

[The National Heritage List for England](#) No records matched your search


National Designation Decisions

Non-Statutory National Data

[Historic Milestone Society Database](#) No records matched your search

[Historic England research records](#) 1 results


Historic England research records



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