

Consultation Response from KC, Conservation & Design**2023/91406 Land south of, 98, Burn Road, Birchencliffe, Huddersfield, HD2 2EG****Outline application for erection of residential development****Date Responded: 20.7.2023****Responding Officer: Sue Brooks****Responding Ref:**

The applicant proposes four large dwellings (outline with all matters reserved) on land to the south of a large, detached dwelling at 98 Burn Road. To the north-east of the site is the Grade II listed Middle Burn Farm, an 18th century farmhouse with a stone slate pitched roof and ranges of mullioned windows. Some alterations have been carried out to this building, with extensions and rendered elevations, but it is still legible as a simple vernacular rural building which makes a strong contribution to the local character.

The land to the south of Middle Burn Farm was historically rural open space with clear views of the farmhouse across the fields from Burn Road. The setting has been eroded by the domestic nature of the land to the south-west, with mature garden hedges that currently obscure the farmhouse from this aspect, but we do not feel that the impact of these temporary landscape features should be taken into consideration. Directly south of the farmhouse is a strip of open land which still retains views of the farmhouse, and to the east of this are two detached dwellings which have recently been constructed; the outline consent for these pre-dated the adoption of the local plan and therefore they do not set an acceptable precedent for further development and erosion of this setting.

The proposal site is within the Local Plan housing allocation site HS35. The Heritage Impact Assessment produced for this allocation site identifies land to the south and west of Middle Burn Farm and Lower Burn Farm as of high significance as part of the immediate setting of these listed farmhouses. It states that if this open land was lost this would cause substantial harm to the assets. The proposal site is situated within this area of high significance.

As development on this site has been identified as causing substantial harm, it would require substantial public benefits to be submitted to outweigh the harm in line with paragraph 202 of the NPPF. The heritage impact assessment within the planning statement identifies the harm as less than substantial and therefore substantial public benefits have not been provided.

Based on the conclusions of the Local Plan Heritage Impact Assessment for this site and the level of harm to the setting of the listed building, the Conservation and Design Team are unable to support this proposal. It would add to the cumulative harm to the setting of the farmhouse caused by previous recent developments and would further erode the views from the south and west.