



PLANNING STATEMENT

**Proposed conversion of outbuildings to form a
new dwelling**

at

Butternab Farm Cottage

Beaumont Park

Huddersfield

HD4 7BA

October 2022

CLIENT:

Introduction

This Planning Statement has been prepared to support a planning application for the proposed conversion of outbuildings to form a new dwelling at Butternab Farm Cottage, Beaumont Park, Huddersfield.

Summary of the proposed development

The proposed scheme forms part a collection of buildings known as Butternab Farm, located just off Butternab Road to the south of Beaumont Park in Huddersfield.

An existing vehicular access serves the site, as well as existing properties adjacent to the site known as Butternab Farmhouse and Butternab Cottages.

Most of the existing buildings on the site, and the adjacent field that remains originally formed part of a working farm which has long since ceased operation, and most of the previous farm buildings are now redundant and in a generally poor state of repair.

The scheme proposes a small 2-bedroomed dwelling by the re-use of some of the buildings, the demolition of others, in order to improve the setting and long term sustainability of the overall site.

Butternab Farmhouse and Cottages are a Grade II listed building and the site lies within the green belt in the Kirklees Local Plan. A Heritage Impact Assessment has been submitted to support the application and this document should be read in conjunction with that Assessment.

Planning context

National planning policy is provided by the National Planning Policy Framework (NPPF) 2021.

The most relevant Chapters of the NPPF in the consideration of a proposal on this site are held to be -

Paragraph 11 – Presumption in favour of sustainable development

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 13 – Protecting Green Belt land

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

Local planning policy is provided primarily by the Kirklees Local Plan (LP).

The relevant policies within the LP are held to include -

LP 21: Highway safety and access

LP 22: Parking

LP 24: Design

LP 30: Biodiversity and Geodiversity

LP 31: Strategic Green Infrastructure Network LP33: Trees

LP 35: Historic Environment

LP 60: The re-use and conversion of buildings

Policy guidance is also contained in -

Highways Design Guide Supplementary Planning Document

Housebuilders Design Guide Supplementary Planning Document

Development appraisal

1. Principle of development in the green belt

The reuse of existing buildings in the Green Belt, including agricultural buildings, is classed as a form of development that is appropriate in principle under NPPF Chapter 13 and LP60, as long as the buildings are of permanent and substantial construction and a scheme can be achieved without substantial demolition and rebuild.

A comprehensive structural survey has been provided to support this application and the conclusion of this report is that the two buildings identified for conversion are of permanent and substantial construction. Whilst some limited remedial work is required, both buildings are capable of conversion without any substantial rebuilding etc.

The first building consists of a timber framed construction, with both timber and cementitious board wall cladding to elevations, finished in corrugated sheeting to the pitched roof and all sat on a continuous concrete slab. The main internal timber frame is constructed from sizes comparable to timber used in this type of construction today and the frames are free from major structural defect and distress and are performing as intended.

The second building is in two parts and has external walls to both buildings which are of solid stone construction being approximately 450mm thick, and cavity stone walls to the detached adjacent single storey structure approximately 300mm, with concrete slabs to the floors. The remaining roofs are finished with greys stone slate to the roofs. An overall general visual examination to the masonry of both structures, at all ground and first floor elevations, has revealed no evidence of any moderate/ major defects or on-going movement to elevations.

As such, it is considered that the proposed scheme of conversion is appropriate under NPPF paragraph 146 (d) and policy LP60(a).

However, policy LP60 goes on to consider potential impacts of the resultant scheme in terms of the introduction of any incongruous domestic or urban characteristics into the landscape. In this respect there will be no extension to the existing buildings and indeed the partly roofed exposed structural steel framework of Building 2 and three poorer quality existing buildings (Buildings 3, 4 and 5) will be demolished so the overall footprint of development, and its scale and massing, will be considerably less than the current situation. Whilst a small area of residential curtilage has been provided to the east of the converted buildings, this is offset by the demolition of the three poorer quality existing buildings (Buildings 3, 4 and 5). Furthermore, there is already a vehicular access and some existing car parking to the frontage of the proposed conversion, and so the introduction of a parking area here will have no greater impact on the green belt than the current situation.

Policy LP60 also goes on to consider design and materials and requires that these are of a high quality and appropriate to their setting. In this regard, the design of the proposed conversion is held to be of a very high quality, with a contemporary interpretation of the site context which is entirely appropriate to the site, the setting of the listed buildings, and the characters and appearance of the wider area around Beaumont Park. The use of excellent architectural detailing and vernacular materials - including the judicious use of red brick and wood cladding - provides for a modern and “fresh” vision for the site, a vision which is considered to be an exemplar for such conversions.

Therefore, the proposed scheme is considered to comply with Chapters 12 and 13 of the NPPF, policies LP24 and LP60 of the Local Plan, and the Housebuilders Design Guide SPD.

2. Heritage issues

Heritage issues have been covered fully in the supporting Heritage Impact Statement submitted with this application. However, in conclusion, the HIS states that -

“It is considered there is potential to create a new dwelling on this site using existing redundant farm buildings that would not materially affect and indeed improve the setting of the existing Listed Building. The proposals have been designed to be sympathetic to, have negligible impact on and indeed contribute more appropriately to the setting of the heritage asset.

We therefore conclude that the proposals are appropriate and in a heritage context would be a positive contribution to the setting and protection of the Listed Building in the long term”.

As such, the proposed scheme is held to comply with Chapter 16 of the NPPF and policy LP35 of the Local Plan.

3. Impact on residential amenity

As distances are “fixed” between the footprint of the buildings to be converted and the existing dwellings opposite, great care has been taken to ensure that the residential amenity of the occupiers of these existing dwellings and the future occupiers of the proposed conversion has been protected as far as is reasonably possible.

To this end, only high level windows have been proposed in the elevations of the proposed conversion that face the existing dwellings to prevent overlooking etc. In addition, the outdoor amenity space proposed for the scheme is to the east of the site and does not overlook existing properties.

As such, it is held that the proposed scheme complies with policy LP24 of the Local Plan in terms of the acceptable impact of the scheme on the residential amenity of existing dwellings and future occupiers of the site.

4. Access and vehicle movements

The proposals are not expected to generate sufficient trips to have a large impact on the operation and efficiency of the local highway network.

The access is an existing unadopted unsurfaced farm track and would be shared with three other dwellings. The access is double width and so no visibility or access issues are expected.

The proposed conversion is for a small, two-bedroom dwelling. As such, the scheme provides for 2 car parking spaces for the new dwelling. In terms of existing occupiers, the middle cottage does not have any legal right to park cars within the site and the easterly cottage (in the ownership of the applicant) has its own garage. The westerly cottage has its own parking arrangements outside the application site.

Therefore, the proposed scheme is held to comply with policies LP21 and LP22 of the Local Plan.