HERITAGE STATEMENT

Conversion of section of hotel with associated internal and external works

At

Edgerton Hotel, 86-90 New North Road, Huddersfield, HD1 5NE



1. INTRODUCTION

1.1 This Heritage Statement is produced in support/to accompany a LBC application for the conversion of the north western (NW) section of the hotel (no.90) with associated internal and external works.

1.2 The purpose of the statement is to provide an evaluation of the site, any planning history, together with a review of local and national planning policies before presenting a case in support of the application, taking into account all material planning considerations.

1.3The statement accompanies, is associated with and includes the following:

- Existing and Proposed Plans and Elevations (AA) – drawing no. BA-90.102-EXPP022
- Existing and Proposed Site and Roof Plans and Elevation - drawing no.BA.90.103 EXPP02203
- Site Photographs.

2. THE SITE AND ITS SURROUNDINGS

2.1 The application site is located just off the main road New North Road just out of and to the north west of Huddersfield Town and about a mile from the centre.

The hotel consists of in essence three mid-19th century terraced ashlar stone built properties with slate roofs. They are two storey in height but also have the benefit of basements and attics.

History:

86 New North Road

Application number 2003/62/93670/W1
CHANGE OF USE OF GUEST HOUSE TO 4 NO. APARTMENTS (LISTED BUILDING WITHIN A CONSERVATION AREA) – Consent granted 22.10.2003

Application number 91/65/00192/B2

LISTED BUILDING CONSENT FOR ALTERATIONS TO WINDOW TO FORM DOOR (WITHIN CONSERVATION AREA) – Approved 19.03.1991

Application number 88/65/01980/B2
L. B. C. for installation of new doors and window – Consent granted 03.06.1988

88 New North Road

Application number 92/63/01102/B2

RENEWAL OF TEMPORARY PERMISSION FOR CHANGE OF USE OF ONE GROUND FLOOR ROOM IN H.M.O. FOR USE AS OFFICE – Approved 28.04.1992

Application number 90/62/06907/B2
CHANGE OF USE OF GROUND FLOOR ROOM IN H.M.O FOR USE AS OFFICE – Approved 19.03.1991

Application number 90/62/06907/B2
CHANGE OF USE OF GROUND FLOOR ROOM IN H.M.O FOR USE AS OFFICE – Approved 19.03.1991

Application number 90/65/03529/B2
LISTED BUILDING CONSENT FOR REFURBISHMENT OF DWELLING – Consent granted 28.09.1990.

90 New North Road

Application number 91/65/01757/B2
LISTED BUILDING CONSENT FOR RE-OPENING OF BRICKED UP WINDOW AND EXTERIOR LANDSCAPING – Consent granted 04.06.1991.

2.2 The listing descriptions for 86 to 90 New North Road are as follows:

NEW NORTH ROAD 1. 5113 (North Side) Highfield No 86 SE 1317 27/1041 II GV 2. Mid C19. Ashlar. Pitched fish-scale slate roof. 2 storeys and attics. Parapet. 2 ranges of bipartite mullioned sashes. West range breaks forward slightly and is crowned by gable on kneelers with vase-shaped finial, and triangular cusped window: shallow canted bay, with Perpendicular type panelling in zone between windows, and crenellated parapet. Door with traceried lights framed by 4-centred arch, flanked by buttresses, and crowned by gable with blind trefoil.

Listing NGR: SE1369817341

NEW NORTH ROAD 1. 5113 (North Side) Highfield No 88 SE 1317 27/1042 II GV 2. Mid C19. Ashlar. Pitched fish-scale slate roof. 2 storeys and attics. Crenellated parapet. 3 ranges of bipartite mullioned sashes with hoodmoulds. 2 outer ranges break forward slightly and are crowned by coped gables on kneelers with finials, and single arched lights with hoodmoulds. These ranges have zones of quatrefoil panelling between windows. Door with traceried lights framed by 4-centred arch, flanked by buttresses, and crowned by gable with blind trefoil.

Listing NGR: SE1369017348

NEW NORTH ROAD 1. 5113 (North Side) Highfield No 90 SE 1317 27/1043 II GV 2. Mid C19. Ashlar. Pitched fish-scale slate roof. 2 storeys and attics. Parapet. 2 ranges of bipartite mullioned sashes. West range breaks forward slightly, and is cronwed by gable on kneelers with vase-shaped finial, and triangular cusped window: shallow canted bay, with Perpendicular style panelling in zone between windows, and crenellated parapet. Door with traceried lights, framed by 4-centred arch, flanked by buttresses, and crowned by gable with blind trefoil.

Listing NGR: SE1368217356

4. PLANNING POLICY FRAMEWORK

Local Planning Policy

4.1 The Kirklees Development Plan consists of the Kirklees Local Plan and, in applicable areas, the Holme Valley Neighbourhood Development Plan.

The Kirklees Local Plan was adopted on 27 February 2019. It comprises the strategy and policies document, allocations and designations document and associated policies map.

4.2 Policy LP35 Historic environment

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.*

3. *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

Policy Justification.

14.5 *The basic test for a building or area to be considered a heritage asset is that it must have special historic or architectural interest or significance. Development proposals affecting heritage assets will have a greater likelihood of being accepted when applicants have taken account of the significance of the heritage asset affected and incorporated the appropriate level of importance of conserving the asset into any development proposal. Understanding the extent of the fabric that holds the historic interest is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve the prospects for long term conservation.*

14.15 Change needs to be managed on the basis of a clear understanding of the significance of heritage assets and their wider context. Developers will be expected to demonstrate that they understand and have given due consideration to heritage significance when formulating proposals.

National Planning Policy

4.3 The most recent version of the National Planning Policy Framework ("NPPF") was published in February 2019 and revised July 2021, alongside updated supporting Planning Practice Guidance.

4.4 Considering potential impacts

The development needs to be considered against the following paragraphs of the revised NPPF:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. 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.

5. CASE IN SUPPORT (JUSTICATION) OF THE APPLICATION

5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

5.2 All 3 properties that make up the hotel are grade II listed and therefore of '*special historic or architectural interest or significance'.* They are also located within the Greenhead Park/New North Road Conservation Area.

5.3 The proposed internal works include:

- Construct new opening at ground floor level between hallway and dining room
- Construction of partition work to all levels to create small wcs.

The proposed external works include:

- Construct a small height wall with copings to create well to the front of NW section of hotel to match the well at the front of the eastern section, and new alley way to side and rear of this section.
- Construct two small window openings to the NW elevation at 1st floor level.

5.4 The front elevation of the hotel in particular is quite significant in design, as can be seen from the photo at page 1 and as shown in the listing description for each property.

In terms of the external works the lower ground walls and copings to the front, side and rear of the NW section of the hotel have been constructed small in height, with natural stone and of the same design to match the well at the front of the eastern section. For this reason the significance of the façade would remain and preserved following the small scale alteration.

The two new windows to the NW elevation would be small in scale, have stone surrounds, be of timber construction, have flush fitting side openers and be set in from the face of the external wall as shown by the section drawings. The windows are considered to respect the architectural design of this side of the hotel.

In terms of the internal works the formation of the new internal opening at ground floor has been kept at a minimum to aid disabled access.

The new partitions have been kept small in scale and would be easily removable.

Both internal would fail to harm any internal architectural features.

5.5 All the internal and external works are and would be to a design to compliment and match the architectural appearance of the existing grade II listed buildings as well as the Greenhead Park/New North Road Conservation Area.

The conversion of the offices would utilise this section of the hotel by providing additional hotel rooms which would benefit the public by investment into the viability of the business itself and local economy as a whole. Any harm by the works would be outweighed by these benefits.

CONCLUSION

5.6 Because of the small scale of the works (internally and externally), the use of natural materials as well as the appropriate designs, the proposals would result in less than substantial harm to listed building's significance and setting of the Conservation Area. It is considered that the designated heritage asset would be preserved by the proposed works and would meet local and national policies as stated above.

Date: 31.05.2023