

August 2023



HERITAGE STATEMENT

17 Grosvenor Road, Batley WF17 0LN

Side & Rear extension



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1.0 INTRODUCTION & CONTEXT

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany an application seeking consent for a single storey side/rear extension at 17 Grosvenor Road, Batley. This Statement should be read alongside the accompanying plans and other supporting information submitted alongside the Statement.
- 1.2 The application site comprises a stone built with slate roof, semi-detached dwelling house sat within a generous sized plot. The Applicant seeks to remodel the internal layout to bring about living accommodation that meets the needs of the modern familial household. Part of the proposed works comprise of a modestly sized single storey side/rear extension. It would be constructed of matching materials to the host property and would incorporate a traditional design. In addition, a single storey outbuilding is to be demolished as per the accompanying plans.
- 1.3 Given the site's location within the Upper Batley Conservation Area, a Heritage Assessment is required to accompany the planning application submission. The National Planning Policy Framework (NPPF) sets out the approach to determining applications in relation to heritage assets. The NPPF recognises that heritage assets (including Conservation Areas) are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.
- 1.4 This Statement will set out the significance of the Conservation Area setting and the property's role within it and assess the proposed development against local and national planning policy. The Statement concludes that the minor modification sought to the application property would have a negligible impact on the Conservation Area setting, as it is of an

acceptable design. The Statement concludes that consent ought to be granted.

2.0 SITE & SURROUNDINGS

2.1 The application site comprises a stone built with slate roof semi-detached dwelling house sat within a generous sized plot, set back from the highway. The property is located in a residential area with a mix of house types, styles, ages and sizes. The locality is mostly residential in nature with some community uses such as Places of Worship intertwined. The site is located within the urban boundary as indicated on the currently adopted proposals map and within the Upper Batley Conservation Area¹. Properties are set back from the highway, some are screened with mature trees, vegetation and boundary treatments.



Figure 1. The application property

2.2 The property is located within the Upper Batley Conservation Area, which is an area of mixed and open character on the edge of Batley town with some large Victorian villas set in mature grounds alongside older cottages. The area includes a

¹ See Appendix 1 for CA map outline.

number of dwellings and farm buildings, mostly dating from the early to the mid 19th Century, a few large late Victorian houses and a series of 19th Century terraced housing in the south of the area, on or near to Grosvenor Road. The area also has two Victorian school buildings and a Grade II Listed church. Trees comprise an important feature in this conservation area, the majority of which are covered by Tree Preservation Orders. The north-east of the revised conservation boundary is bordered by greenbelt land.



Figure 2. Application site location. Properties are set back from the tree lined road.

- 2.4 Upper Batley is a relatively unspoilt example of mid and late Victorian suburban ideals superimposed on a much earlier rural community and is rare in this part of Kirklees. Equally important, the enlarged conservation area also includes the former hospital, Victorian schools and St Thomas Church, all of which historically reiterate the late Victorian ideals of the time

of civic pride and betterment and architecturally are of merit. The Victorian properties at or near Batley Field Hill and Grosvenor Road are large in size, although not as large as the properties at Elmwood House. The properties are well designed and built around the late 19th Century. The gardens of these properties are smaller than at Elmwood House, but still add character to the area and the street vista. The streets are well treed creating added depth and character. The traditional and predominant building material both for buildings and boundary walls is coursed natural stone.



Figure 3. There is a more modern dwelling opposite the application site

3.0 RELEVANT PLANNING POLICY

- 3.1 The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.
- 3.2 Local Plan **Policy LP24 Design** of the Kirklees Local Plan states that the form, scale, layout and details of all development should respect and enhance the character of the townscape, heritage assets and landscape and provide a high standard of amenity for future and neighbouring occupiers.
- 3.3 **Policy LP35 Historic Environment** requires that development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.
- 3.4 The National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets. The framework recognises that heritage assets (including Conservation Areas) are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

3.5 Paragraph 128 of the National Planning Policy Framework (NPPF) which requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The NPPF however advises that the level of detail provided should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

House Extension & Alteration supplementary planning document (SPD)

3.6 Key Design Principle 1 of the House Extension & Alteration supplementary planning document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the HESPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

4.0 PLANNING APPRAISAL

- 4.1 As previously set out, the Applicant seeks to remodel the internal layout of the application property to bring about living accommodation that meets the needs of the modern familial household. Part of the proposed works comprise of a modestly sized single storey side/rear extension. It would be constructed of matching materials to the host property and would incorporate a traditional design. Within the proposed accommodation is a bedroom and WC at ground floor level which is required for an extended family member who is elderly and requires ground floor living.
- 4.2 As shown on the below plan extract, the proposed side/rear extension would be constructed of matching materials to the host property and would incorporate a traditional design which largely reflects the built style of the host property. The principle elevation of the host building will remain the same and largely unaltered.

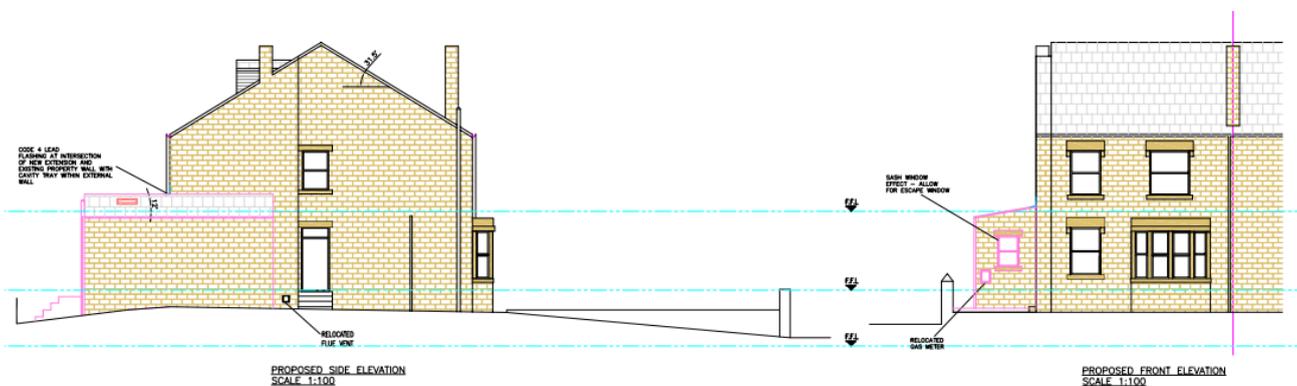


Figure 4. The proposed side/rear extension would be set back significantly from the front elevation which would limit views of it from the street scene.

- 4.3 Given the proposed dimensions, the extension would clearly appear subordinate to the host building and in no way would dominate the host building. The very minor projection of the extension would in no way impact the build-line which exists

along this stretch of Grosvenor Road. For these reasons, it is considered the extension would have a negligible impact on the setting of the Conservation Area. The design would be in keeping with the styling of the dwelling and given the limited scale of the extensions proposed together with the size of the curtilage, the proposals would have a neutral impact on the Conservation Area resulting in less than substantial harm. The scheme is therefore considered to comply with policy LP35 of the KLP and advice within chapter 16 of the NPPF.

- 4.4 In these respects, the proposal is compliant with Local Plan Policy LP24 *Design* of the Kirklees Local Plan states that the form, scale, layout and details of all development should respect and enhance the character of the townscape, heritage assets and landscape and provide a high standard of amenity for future and neighbouring occupiers as well as Policy LP35 *Historic Environment* which requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset.
- 4.5 This was the view taken by the LPA when granting consent for LPA ref no. 2020/62/94366/E at 25 Oxford Road, Dewsbury for the erection of a front porch.

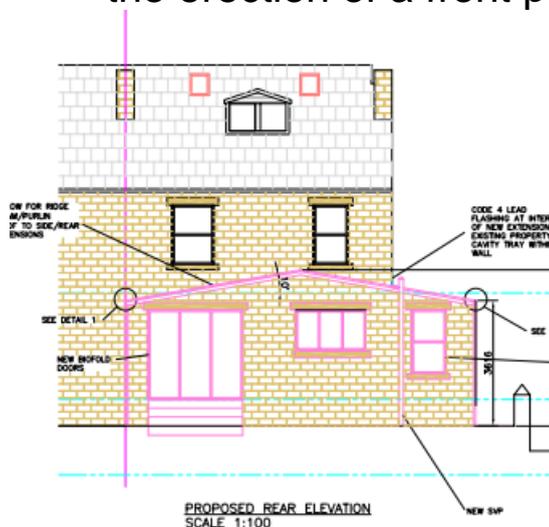


Figure 5. The proposed addition to the rear would appear as a well-proportioned addition which is in any case not readily visible from the street scene.



Figure 6. Views of the rear elevation of the property are very restricted given the high boundary treatment and the topography of the site. As such, the proposed extension would not be readily visible

5.0 CONCLUSION

- 5.1 This Statement has justified the merits and acceptability of the proposed side / rear extension to the dwelling house at 17 Grosvenor Road, Batley alongside the removal of an outbuilding. It has clearly been demonstrated that the modest addition will have a negligible impact on the setting of the Conservation Area and that the main character of the dwelling would be preserved.
- 5.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.3 Should the LPA require any additional information; it is requested that contact is made with Urban Future Planning Consultancy Ltd.

APPENDIX 1. CONSERVATION AREA BOUNDARY

