

FORMER DYE WORKS,
HOYLE ING,
LINTHWAITE

BUILT HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP ON
BEHALF OF HIGHSTONE HOMES
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BUILT HERITAGE STATEMENT

**FORMER DYEWORKS AT HOYLE ING, HOYLE ING, LINTHWAITE,
HUDDERSFIELD, HD7 5QS**

ON BEHALF OF: HIGHSTONE HOMES

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Prepared by: Simon Britt MRTPI IHBC

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1. Introduction

- 1.1 Pegasus Group have been commissioned by Highstone Homes to prepare a Built Heritage Statement to consider the proposed application for Planning Permission at the former Hoyle Ing Dyeworks on Manchester Road, as shown on the Site Location Plan provided at Plate 1.
- 1.2 The site comprises a former industrial site within the Linthwaite Conservation Area and within the vicinity of a Grade II Listed Building.
- 1.3 This Built Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”
- 1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.5 As required by paragraph 189 of the NPPF, the detail and

assessment in this Report is considered to be “proportionate to the asset's importance”.

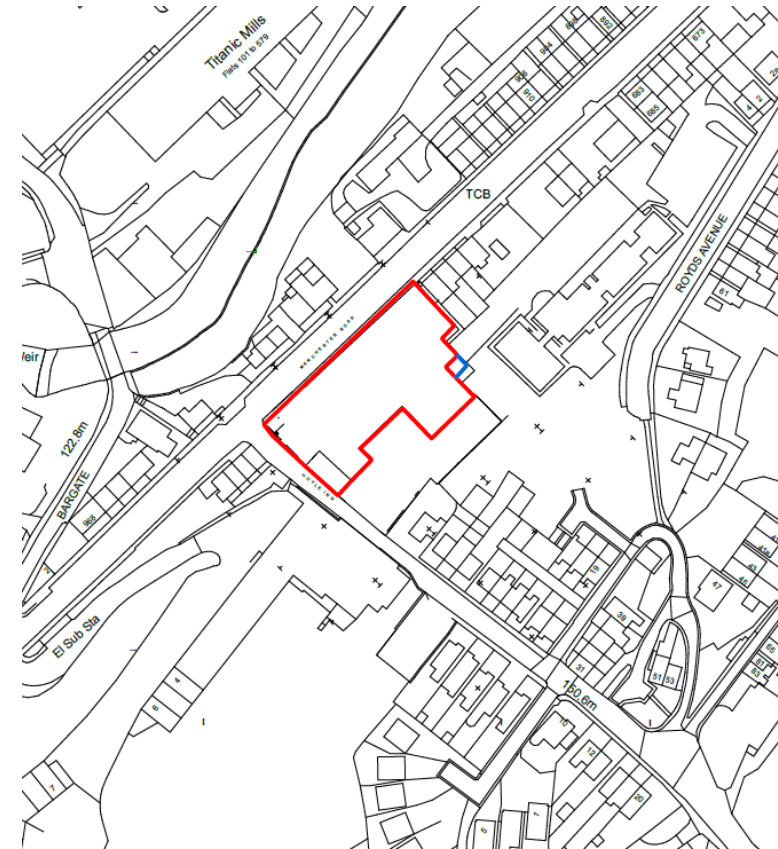


Plate 1: Site location plan.

2. Site Development and Planning History

Site Development

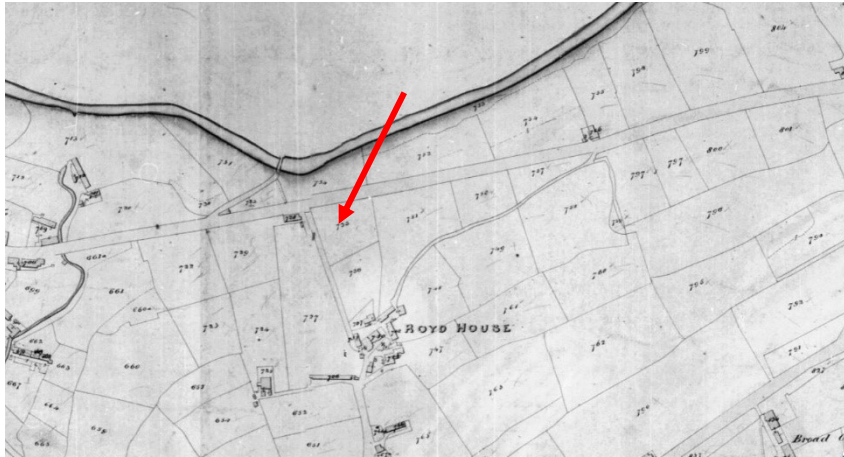


Plate 2: Left: Tithe plan, 1847. Right: Ordnance Survey Plan, 1848.

- 2.1 The earliest plan that depicts the site clearly is the Tithe plan of 1847 and the Ordnance Survey plan of 1848, both show the site and surrounds as undeveloped fields, although in the wider surrounds fields to the southeast are labelled as 'Tenters' suggesting some industrial process associated with textiles were being carried in the open air and the mills occupy the land between the River Colne and the canal to the northwest. The accompanying apportionment records the owner of Plot 735 as Samuel Walker with the land tenanted to Edwin Haigh. The plot is described in the apportionment as 'Lower Hill'.

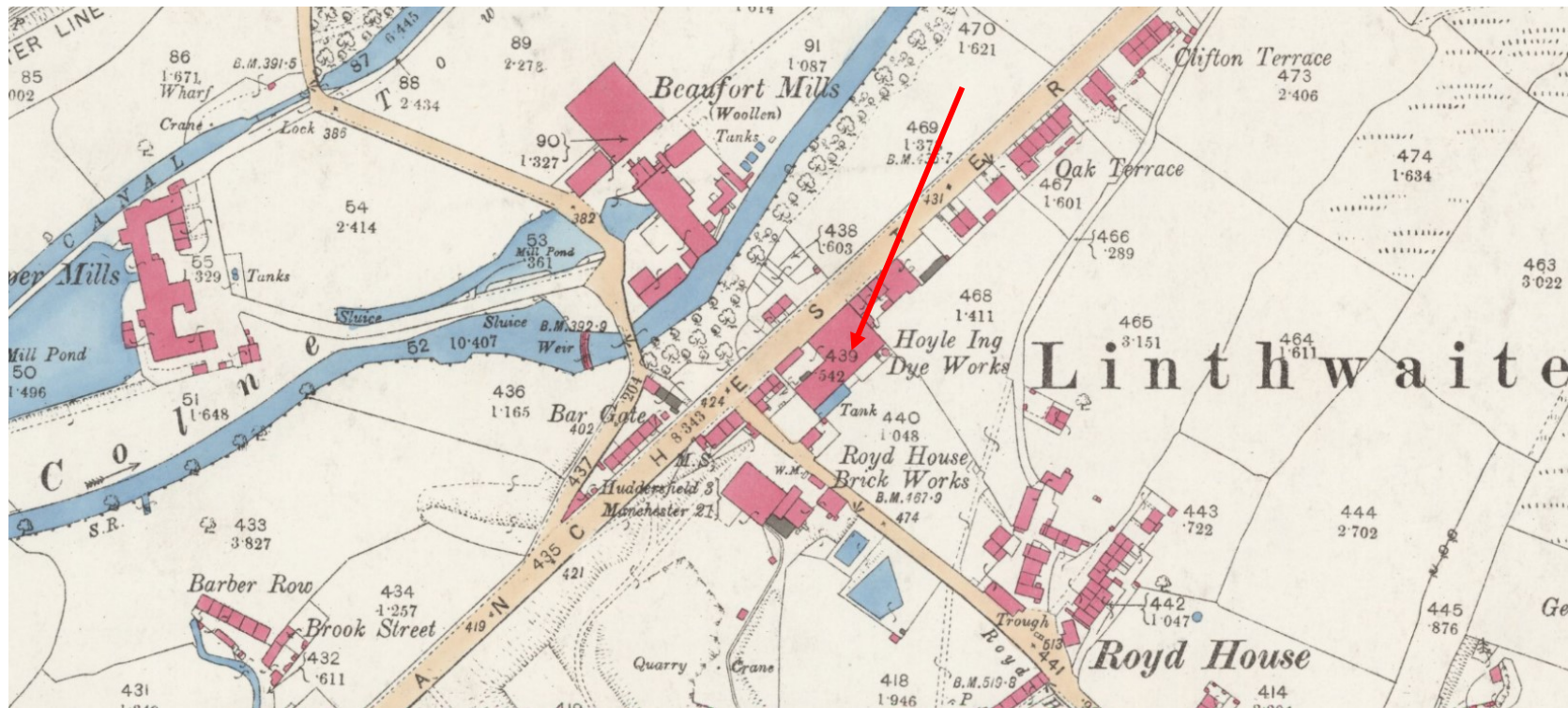


Plate 3: Ordnance Survey plan, 1891.

- 2.3 The site remains undeveloped until the 1860 when the Hoyle Ing Dyeworks were constructed. The dyeworks is first depicted on the Ordnance Survey plan published in 1891. The works at this date appear as a large L- block building facing onto Manchester Road and a series of smaller detached buildings and a tank. The chimney is shown as a circular structure at the northeast boundary of the site.
- 2.4 Beaufort mill, to the northwest, appears to have been enlarged and rows of housing along Manchester Road have also been built by this date. To the southeast of the site a brick works had also opened alongside the existing stone quarry and the area in general was becoming increasingly industrialised.



Plate 4: Ordnance Survey plan, 1906.

- 2.5 By the turn of the 20th-century there had been little change at the site or within the surrounding area, although the area was now serviced by the tram. The plan of 1906 now clearly depicts the buildings at the site, with a row of houses at the junction with Manchester Road, the water tank and the chimney.

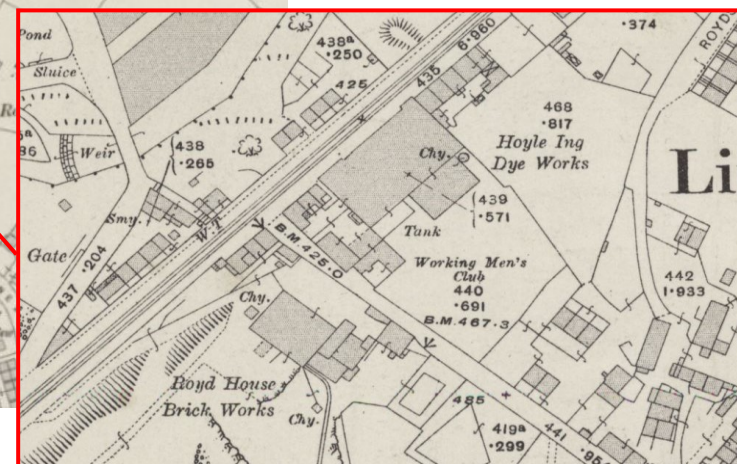


Plate 5: Ordnance Survey plan, 1918.

- 2.6 By the end of the First World War the area had continued to develop with further housing, and the mill to the north had expanded and been redeveloped. There had also been substantial change and rebuilding at the site, with the existing buildings either being extended or replaced. A working men's club has also opened, and a new building erected along Hoyle Ing.



Plate 6: Aerial photograph from 1926. The new buildings are highlighted.

Source: Historic England, ref: EPW015757.

- 2.7 Aerial photographs from 1926 show the dye works and the new buildings, as well as the houses at the junction of Manchester Road and Hoyle Ing.

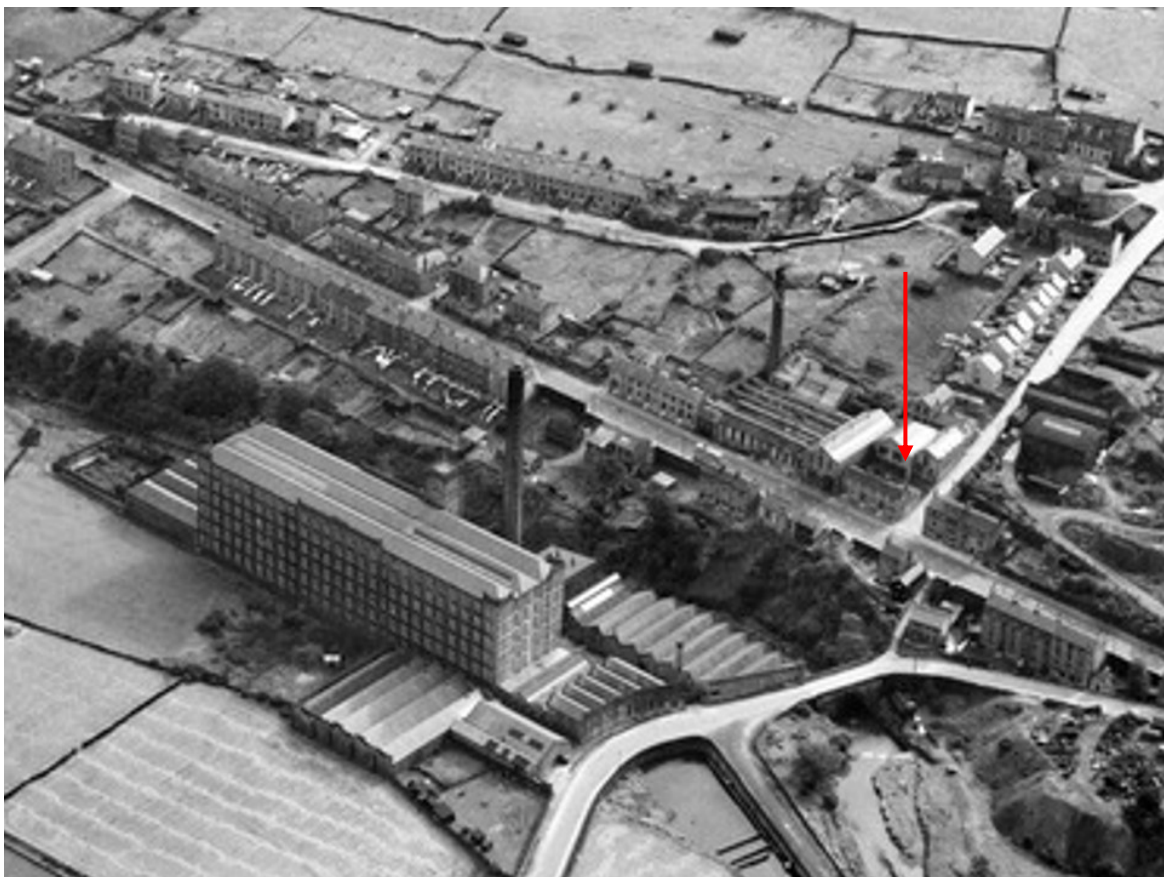


Plate 7: Aerial photograph of the site in 1946, with the new building highlighted.

Source: Historic England ref: EAW002575.

- 2.8 Aerial photography in the 1940s show that an additional building had been built within the yard with a large ground floor opening, possibly a warehouse / loading bay. The mill (Titanic Works) opposite, to its northwest is also shown on the opposite bank of the River Colne.



Plate 8: Left: Photograph of the works and houses that were demolished, date unknown. Centre: Ordnance Survey Plan, 1977. Right: The site in 2008, prior to demolition.

- 2.9 After WWII, further alterations and extensions were carried out, and by 1977 the houses to the southeast of the works at the junction with Hoyle Ing had been demolished and replaced with a further dyeworks building which was used as a loading bay. A high-level bridge over Hoyle Ing had also been built linking the buildings at the site to the business park to the south.



Plate 10: Aerial photograph of the site in September 2011.



Plate 9: Aerial photograph of the site in May 2016.

- 2.10 The site remained largely unchanged until the granting of Conservation Area Consent and Planning Permission for redevelopment of the site in 2012, and by 2016 the majority of the site had been demolished leaving two buildings and the chimney standing.

Planning History

- 2.11 Whilst the historic mapping described above indicates the development of the site and local area, a review of the recent planning history records held online by Kirklees Council has also indicated a number of applications which are relevant to the current proposals, as follows:

Planning Reference	Description	Decision	Date
2015/93424	Demolition of part of mill, alterations to convert mill buildings into 3 dwellings and erection of 10 dwellings with associated parking (within a Conservation Area)	Granted	2 nd February 2016
2014/91813	Demolition of part of mill, alterations to convert mill building into 6 dwellings and erection of 11 dwellings with associated parking (within a Conservation Area)	Granted	8 th October 2014
2011/90931	Demolition of part of industrial mill, conversion of mill buildings into ten dwellings and erection of four new dwellings with associated parking	Granted	10 th September 2012
2011/90932	Conservation Area Consent for demolition of part of industrial mill	Granted	10 September 2012

3. Proposed Development

- 3.1 The application seeks Planning Permission for the demolition of one building, the conversion of one building and the erection of an apartment block and single storey dwellings at the former Hoyle Ing Dyeworks site.
- 3.2 The proposals are detailed on the following plans which form the application package and which this assessment considers:
- **Location Plan – HA-MRLW-002 – REV -**
 - **Proposed Site Plan – HA-MRLW-001 – REV A**
 - **Proposed Apartment – HA-MRLW-010-REV -**
 - **Proposed Bungalows - HA-MRLW-010 REV -**
 - **Conversion - HA-MRLW-015 – REV -**
- 3.3 Section 7 of this Report presents an analysis of the harm or benefits of the proposed development on the identified heritage assets discussed at Section 6.

4. Methodology

- 4.1 The aims of this Built Heritage Statement are to assess the contribution that the site makes to the heritage significance of the Conservation Area and other designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

- 4.2 A site visit was undertaken by a Principal Heritage Consultant from the Pegasus Group on 17th June 2021 by, during which the site and its surrounds were assessed.

Sources

- 4.3 The following key sources have been consulted as part of this assessment:
- **The National Heritage List for England for information on designated heritage assets;**
 - **The Conservation Area Appraisal as prepared by Kirklees Council;**
 - **Archival sources held at the British Newspaper Archives and Historic England;**

¹ MHCLG, *NPPF*, p. 71.

- **Historical maps;**
- **The HER; and**
- **Aerial photographs and satellite imagery.**

Assessment of significance

- 4.4 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”¹

- 4.5 Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*² (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

² Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

4.6 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.³ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁴ and the online Planning Practice Guidance on the Historic Environment⁵ (hereafter 'PPG') which are **archaeological, architectural and artistic** and **historic**.

4.7 The PPG provides further information on the interests it identifies:

- **Archaeological interest: "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."**
- **Architectural and artistic interest: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other**

human creative skills, like sculpture."

- **Historic interest: "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."**⁶

4.8 Significance results from a combination of any, some or all of the interests described above.

4.9 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12,⁷ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

4.10 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

³ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁴ MHCLG, *NPPF*, p. 71.

⁵ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019),

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

⁶ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

⁷ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

Setting and significance

4.11 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁸

4.12 Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁹

4.13 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

4.14 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁰ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹¹

⁸ MHCLG, *NPPF*, p. 71.

⁹ MHCLG, *NPPF*, p. 71.

4.15 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

4.16 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

4.17 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement

¹⁰ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹¹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

(referring to an earlier Court of Appeal judgement)¹²:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

4.18 In accordance with the levels of significance articulated in the

NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;**
- **Designated heritage assets of less than the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the Government’s Planning Practice Guidance as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”¹³.**

4.19 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

¹² *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

¹³ MHCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20190723 Revision date: 23.07.2019)

Assessment of harm

- 4.20 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.
- 4.21 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:
- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";¹⁴ and**
 - **Less than substantial harm. Harm of a lesser level than that defined above.**
- 4.22 With regards to these two categories, the PPG states:
- "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."¹⁵
- 4.23 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that

spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

- 4.24 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 4.25 It is also possible that development proposals will cause ***no harm or preserve*** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.¹⁶
- 4.26 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".¹⁷ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

¹⁴ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

¹⁶ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

¹⁷ Historic England, GPA 2, p. 9.

4.27 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.

4.28 It should be noted that this key document also states that:

“Setting is not itself a heritage asset, nor a heritage designation...”¹⁸

4.29 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.¹⁹

4.30 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²⁰

Benefits

4.31 Proposed development may also result in benefits to heritage

assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

4.32 As detailed further in Section 6, the NPPF (at Paragraphs 195 and 196) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

4.33 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 195 and 196.

4.34 The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (*paragraph 8*). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

¹⁸ Historic England, *GPA 3*, p. 4.

¹⁹ Historic England, *GPA 3*, p. 8.

²⁰ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation.”

4.35 Any ‘heritage benefits’ arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

5. Planning Policy Framework

- 5.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 5.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

- 5.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regard to Planning Permission that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 5.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case²¹, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 5.5 A judgement in the Court of Appeal²² (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

- 5.6 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 5.7 In addition to the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990,

²¹ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

²² Jones v Mordue Anor (2015) EWCA Civ 1243

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 5.1 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 5.2 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 5.3 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the

Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 5.4 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three "objectives" to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making*

effective use of land in urban areas) and adapt to its effects;

- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

5.5 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”²³ (our emphasis)

5.6 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.7 Heritage Assets are defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting

²³ MHCLG, *NPPF*, para. 11, fn.7.

consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing)."

5.8 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.²⁴" (our emphasis)

5.9 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.²⁵"

5.10 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict

between the heritage asset's conservation and any aspect of the proposal."

5.11 Paragraph 197 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing 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 vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness"

5.12 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

"193 – 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."

"194 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or

²⁴ NPPF Annex 2, MHCLG, 2019

²⁵ IBID

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."

5.13 In the context of the above, it should be noted that paragraph 201 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

- d) the harm or loss is outweighed by the benefit of bringing the site back into use"

5.14 Paragraph 202 goes on to state:

"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"

5.15 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

5.16 Paragraph 207 goes on to recognise that "*not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*" and with regard to the potential harm from a proposed development states:

"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation

Area or World Heritage Site as a whole" (our emphasis)

- 5.17 With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

- 5.18 Non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

- 5.19 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

- 5.20 Paragraph 38 of the NPPF states that:

"Local planning authorities should approach decisions on proposed development in a positive and creative

way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

National Planning Practice Guidance

- 5.21 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

- 5.22 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

- 5.23 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of 'significance' in decision taking is important and states:

"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 proposals²⁶

- 5.24 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting²⁷.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

²⁶ MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

Local Planning Policy

- 5.25 Planning applications within Linthwaite are currently considered against the policy and guidance set out within the Kirklees Local Plan – Strategy and Policies, adopted February 2019.
- 5.26 Policy LP 35 related to the historic environment and reads as follows:

“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. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

²⁷ MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

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;
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm

buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
 - e. accommodate innovative design where this does not prejudice the significance of heritage assets;
 - f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted."
- Emerging Policy

Neighbourhood Plan

- 5.27 There is no neighbourhood plan for the Linthwaite Area.

6. The Historic Environment and Statement of Significance.

Linthwaite Conservation Area.

- 6.1 The site is within the Linthwaite Conservation Area, which benefits from a Conservation Areas Appraisal prepared by Kirklees Council (date unknown)²⁸.
- 6.2 Linthwaite is located approximately 6.5 km southwest of Huddersfield town centre and is set on the hillside above the valley of the River Colne and stretching down to the valley floor. The settlement is first recorded in 1185 but the area developed mostly in the post medieval period periods through industry and the amalgamation of smaller nucleated settlements.
- 6.3 The topography of the area dictated that industry and housing developed along the lower Colne Valley sides while the hillsides were suitable only for pasture rather than any arable farming.
- 6.4 Throughout the 18th-century and into the 19th-century Linthwaite's economy moved from an agricultural economy to an industrial economy. Many of the houses were weaver's cottages, producing cloth on hand worked looms within the home. By the later 19th-century cloth production had moved

from the home into large industrial mills which lead to the building of many worker housing in the form of terrace rows.

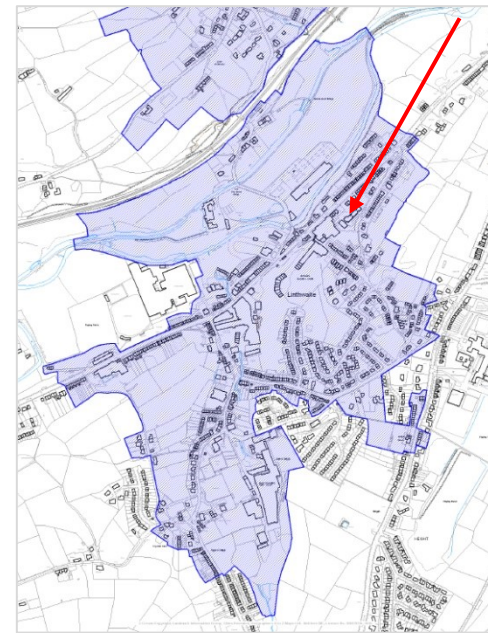


Plate 11: The Linthwaite Conservation Area with the site highlighted.

²⁸<https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/pdf/conservation-appraisals/Linthwaite.pdf> (accessed 30th June 2021)

6.5 Linthwaite benefitted from improved transport links in this period also. In 1794 the Huddersfield Narrow Canal was authorised which allowed for the transport of goods and new materials into the area. The settlement had long been served by a road, but by the early 19th-century the old turnpike was considered irreparable, and the new Manchester Road was constructed, and remained the primary access route into and out of the settlement.

6.6 The character of Linthwaite is defined by its topography, river, road, canal and fields, and by the numerous buildings related to the woolen industry, worker housing and the civic and community buildings. Building materials are predominantly stone and slate.

6.7 The Conservation Area Appraisal identifies the former nucleated settlements that contribute to the distinctive character of the area. Manchester Road is considered to be one such area and is described in the Appraisal as follows:

“Manchester Road: Ribbon development occurred along Manchester Road, giving this section an urban feel, despite its rural location. It is essential to preserve the spaces between buildings which have not been developed as these provide important glimpses to the rural tranquility beyond. The built environment of Manchester Road is characterised by two and three storey mills, and two and three storey dwellings, with small gardens framed by dwarf stone boundary walls. The topography of this area has enabled some buildings to be three storey at the front and two storey at the rear as at Nos 437-445 Manchester Road. These are a well-preserved example of houses built at the end of the 18th

century, when it had become common to build houses in longer rows. This maximised economies of scale with the third floor traditionally used as a workroom to create more weaving space. Manchester Road contains a mix of 18th century and 19th century cottages, constructed from locally sourced natural materials. The walls of earlier buildings consist of variable depth stone courses, whereas the stone courses of the later 19th-century buildings are more regular. The earlier buildings use stone slate for roofs, whilst the later 19th century buildings use blue slate.”

The application site.

6.8 The general development of the site is described in Section 2 above.

6.9 The Conservation Area Appraisal identifies the site as comprising ‘19th-century mill buildings’. These were the Hoyle Ing Dyeworks, as identified on 19th-century OS maps, and comprised a range of buildings from the 19th and 20th-centuries.

6.10 The site is recorded on the Historic Environment Record (HER), record number 6662, but other than a record that the site is Listed in a gazetteer entry of the RCHME/WYAS Survey of Yorkshire Textile Mills only, the HER hold no further information on the site. The gazetteer entry and confirmation from the HER is included in the appendices.

APPENDIX 1: HER CONFIRMATION AND ENTRY FROM GAZETTEER.

6.11 The majority of the 19th-century buildings have been demolished (see planning history in Section 2), and only two structures

remain standing within the site.

- 6.12 Historic maps suggest that cloth finishing processes were being carried out in the vicinity of the site on tenter fields off Hoyle Ing prior to the building of the dyeworks. However, the site was first developed in the 1860s by James Dyson who took warps from local cottage spinners and weavers along the Colne valley for dyeing. From these humble beginnings of serving cottage industries the business developed as the larger industrial mills in the valley were built.

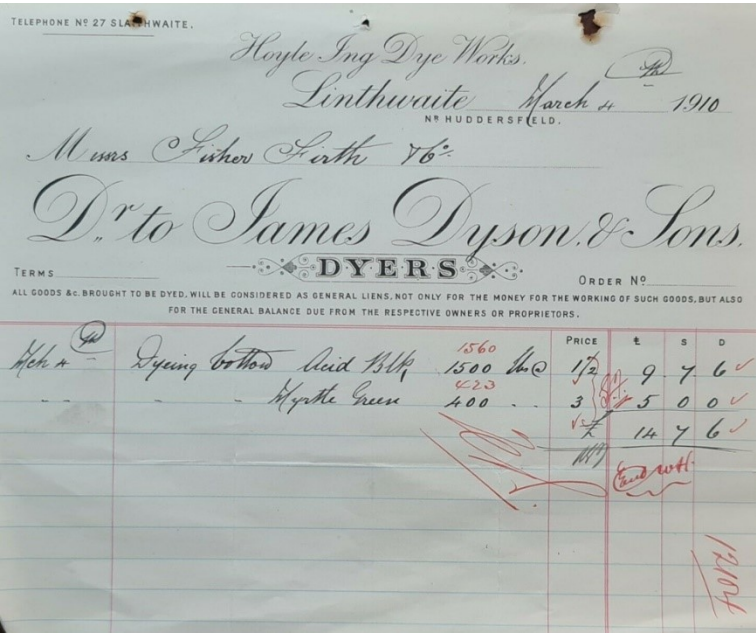


Plate 12: receipt from 1910 confirming the company name as James Dyson & Sons Dyers at that time.

- 6.13 The extent of demolition that has already occurred at the site

makes it difficult to establish the processes that were undertaken from an analysis of the building fabric alone, but it is possible that the works undertook both bleaching and dyeing, which required an abundant supply of water taken from the river of boreholes.

- 6.14 The brick chimney (outside of the site boundary) is evidence that the processes were steam powered originally and the remains of tanks opposite the site on Manchester Road demonstrate that the water supply was taken from the river.
- 6.15 By the mid-19th-century the bleaching process could be undertaken indoors in factories using steam powered mechanisation to power drive machines through all stages of the process, such as the dash wheels or washing machines, kiers (free-standing vats), rollers and drying cylinders.
- 6.16 The opening of the Hoyle Ing dyeworks took place at a time of innovation and discovery in the dyeing industry with the first use of synthetic dyes.
- 6.17 Dying was a hot water process and would often be contained in one or more single-storied buildings, within which the cloth was dyed in large vats, or becks, containing hot water and the dyeing agent, which were often heated by steam. The cloth for dyeing was wound into a long rope and was immersed in the dye, using a large rotating roller that was mounted above the dyeing vat. Once the cloth had been dyed, it was then washed to remove unwanted colourants. To ensure adequate ventilation roof ridges were often ventilated, facilitated by the use of Queen post

trusses.²⁹

- 6.18 Following dyeing, the material was dried, originally, this was undertaken in an outdoor area, known as a tenter ground, on tenterhooks on which the material was hung, but following the introduction of mechanization, tentering machines were used to dry the cloth instead.³⁰ There is little archival information about the Hoyle Ing dyeworks but a sense of how the dyeworks would have appeared in the 19th-century can be gleaned from contemporary images from other works and sources (Plate 13 & Plate 14).
- 6.19 Other buildings within a dyeworks might include those relating to the preparation of the cloth prior to dyeing. These could be a building where the undyed cloth was stored and then dried; one where the surface of the cloth was raised and cut; and a building where the cloth was scoured and washed to remove the size from the cloth.
- 6.20 Photographs of the site prior to the demolition reveal that the original 1860s site and buildings witnessed a series of redevelopment and extensions until its closure (see Section 2 above).
- 6.21 Whilst newspaper records reveal that in the 19th-century the

²⁹ Giles C and Goodall, I H. 1992. Yorkshire Textile Mills. The Building of the Yorkshire Textile Industry 1770-1930. London: HMSO. Pg. 51.

³⁰ Historic England: The Textile Mills of Lancashire. The Legacy.

³¹ Huddersfield Chronicle, Friday 10th July 1885; Huddersfield Chronicle, Saturday 22nd April 1893; and Huddersfield Daily Chronicle, Saturday 11th March 1899.

dyeworks were repeatedly damaged by fires in 1885, 1893 and in 1899,³¹ and by 1906 the site needed to expand, and the Council plans committee approved a new dyehouse and stables.³²



Plate 13: Interior of dyeworks c1872, Dewsbury³³

- 6.22 During WWI the dyeworks were producing tons of dyed material each week and had to further extend the premises in 1915 and then again in 1926. In order to meet demand, the Dysons

³² Colne valley Guardian, Friday 14th September 1906.

³³ Giles C and Goodall, I H. 1992. Yorkshire Textile Mills. The Building of the Yorkshire Textile Industry 1770-1930. London: HMSO. Pg. 50.

bought the Fishpond dyeworks also.



Plate 14: Interior of Campbell's Dyeworks in Perth, in 1894³⁴.

- 6.23 By 1918 the dyeworks had evidently adopted the use of motorised vehicles when adverts were placed in newspapers for a competent driver.³⁵
- 6.24 An article written in 1939 celebrated the history of the dyeworks which at that time was described as its near 80th year and describes the processes that the works undertook as follows:

“the dyeing of loose cotton and wool, worsted, cotton and woolen hank, the scouring and dyeing of hosiery yarns, rug wools, and carpet yarns, the mercerizing of cotton hanks, also the peroxide bleaching and slubbing dyeing. There are few jobs in the dyeing trade the firm will not undertake and the results of their labours can be seen in the many colours used in the weaving of suitings for both men and women, sports coating, shirtings and pyjamas.”³⁶

- 6.25 After the Second World War the dyeworks continued to adapt and expand. In 1973 applications were made under the Water Resources Act 1963 to draw an additional 30 million gallons a year from the borehole³⁷ and the buildings and offices were redeveloped or altered in typical post war style of the later 20th-century.
- 6.26 The works closed in 2009 and the majority of the buildings were demolished c. 2012 and now only three structures still stand, (Building A, B and C) as shown on Plate 15.
- 6.27 An Engineer's Report carried out in 2011³⁸ and submitted with earlier planning applications recorded the processes at the site in 2009 which included the operation of coal fired boiler; operation of gas / oil fired boiler; storage of fuel dyeing of wool, mothproofing, bleaching and the shrink proofing of wool fibres.

³⁴ The Perth Courier, August 16, 2019.

³⁵ Huddersfield Daily Examiner, Thursday 27th June 1918.

³⁶ The London Gazette, Monday 21st May 1973.

³⁷ JNP Group, 30th March 2011. Initial Phase 1 Desk Top Study.

³⁸ Ibid



Plate 15: The location of buildings at the site.

Building A



Plate 16: Building A as seen from Manchester Road.

- 6.28 Building A comprises a large two-storey building built in 1906. It is constructed from coursed stone at the ground floor and with the first floor built from brick, with a stone facing to the exterior. The roof comprises tall slates, blue clay collared ridges, with industrial rooflights along its length, and two ventilation cowls at the ridge. The building appears to have been built off a stone retaining wall to the rear of site, which it abuts.
- 6.29 It is likely that this building has been multifunctional during the period the dyeworks was in operation, but originally is likely to have comprised the main visitor entrance, offices and delivery and loading bay area.



Plate 17: The front elevation, painted signage and guard stone.

- 6.30 The **front elevation** facing Manchester Road comprises a gabled stone façade with stone coping to the gable, and corbels. Central to the gable is evidence of a support for a flagpole. The three first floor windows are formed by simple stone lintels and cills. The original sash windows have been replaced with windows which are in poor condition or missing.
- 6.31 The ground floor comprises a large and high window to the left-hand side with an ashlar stone surround with curved corners and a stone cornice above. To the centre is an infilled pedestrian doorway with ashlar surround and a stone cornice supported by stone brackets. To the right-hand side is a large vehicular entrance that has also been infilled with stone. This also has an ashlar stone surround with the voussoir comprising a date stone with the date '1906' in stone numbering. At the lower level this entrance has a single surviving cast iron guard stone (chasse-roue).
- 6.32 To the side of the vehicular entrance is a painted sign with the word 'Entrance, Goods, Office', an indication of the use of the building.



Plate 18: The northeast elevation.

- 6.33 The **northeast elevation** comprises a part painted, and part rendered stone façade. The outline of former buildings (dyesheds) that have been demolished are clearly evident. The lower sections of the ground floor are plastered in parts where dye pans were located. To the rear, left hand side the ground floor wall is opened up to allow connection to the former sheds. The opening is formed by a steel lintel and is supported by steel columns, partly encased by brick for protection. The steel I -beams that support the first floor are visible in the elevation. At the first floor are three window openings that are unglazed and a single doorway, which provided access to the roof valley. Guttering is cast metal, with an ogee profile, supported off stone corbels.



Plate 19: The southwest elevation.

- 6.34 The southwest elevation is difficult to access but is constructed of stone with remains of plaster to the first floor, where buildings, since demolished, were once attached. Within the elevation are a series of crudely formed openings with concrete or steel lintels. These connected the building to later additions which are now demolished. Above one of the doorways into the building is a painted sign with the word 'office' indicating the uses at the first floor. Again, the ends of the steel first floor I-beam are exposed within the stone elevation.



Plate 20: The interior of the first floor.

- 6.35 The **interior at the first floor** comprises a single open plan space with queen post trusses supporting the roof which is timber sarked above and below the rooflights. The walls are brick and have been painted and then later plastered. The floor is formed by concrete blocks and there is evidence of bitumen and vinyl tiling. Channels in the floor and walls suggest there was stud walling and indicate that the space was last used as offices. Access to the ground floor is via a small central stair.

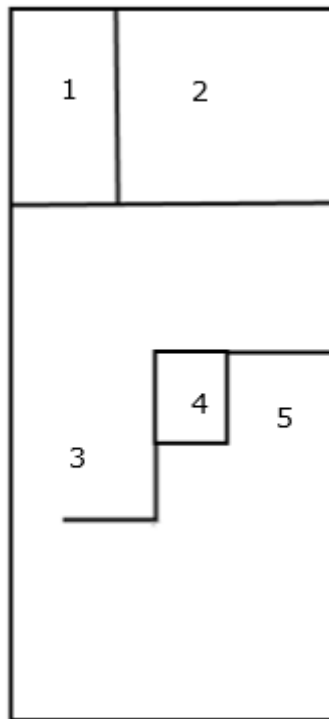


Plate 21: The ground floor and simplified plan of the internal space (not to scale).

6.36 The **interior of the ground floor** comprises a series of spaces. Room 1 is the location of the former vehicular entrance; this space was latter used as a services / substation space evidenced by the concrete pad that had been installed and the '*danger of death*' warning signs externally. The original dimension of Room 2 has been altered and reduced by the creation of a smaller space within, as can be seen by the lowered ceiling. This room is partly lit by the large window to the front elevation. This space has been modernised in the later 20th-century with extensive tiling for an unidentified specific process. The staircase (4) is a simple modern timber construction with no architectural detail. The remainder of the floor (room 3 & 5) comprises concrete flooring, exposed steel beams with sprinkler system and concrete blockwork to the first floor above and painted brick walls. There is little evidence of specific industrial processes although the tiling and signage in part of Room 5 suggests a store for chemicals (sodium hydroxide and formic acid). Drainage channels within the floors indicate wet processes or the ability to wash out.

Building B



Plate 22: The northeast elevation

- 6.37 Building B is understood to have been built at the same time as building A and is located on the hillside. There is no safe internal access to the building and as such it is difficult to establish its original use. Although in 1906 records reveal that both a dyehouse and stables were proposed the appearance of the building does not fully comply with either.
- 6.38 The building is built from stone and brick with a slate roof and industrial roof lights, with cast ogee guttering supported on stone corbels. The verges are flush without copings the gables. The **northeast elevation** comprises a series of openings at first and second floor (from this side) formed by stone and timber lintels. Access to the doorway appears to have been via external stairs, now removed, or from later buildings, now demolished.



Plate 23: The southwest elevation

- 6.39 The **southwest elevation** faces onto Hoyle Ing and comprises a stone elevation with five openings at the ground floor (from this side) only. The openings are formed by stone sills and lintels and are mostly at a high level.



Plate 24: The northwest elevation.

- 6.40 The **northwest elevation** is difficult to access safely and comprises two windows at the first floor (from this side) one of which is formed by a stone lintel and the other from concrete. The doorways and small window at the second floor both appear to be modern. The doorway formerly accessed the high-level bridge that connected the site to the business park on the opposite side of Hoyle Ing (see Section 2 above).



Plate 25: The Southeast elevation.

- 6.41 The **southeast elevation** is difficult to access but appears to comprise a plain stone façade with a single doorway with a stone lintel at the upper level.

Building C (outside of site boundary).



Plate 26: The circular brick chimney.

- 6.42 The circular brick **chimney** is the oldest standing building from the former dyeworks. Whilst it is likely to date from the original works built in the 1860s, historic maps confirm it has stood since at least 1891. The chimney would have been linked to a boiler house via a flue and was designed to emit the exhaust fumes from the furnace and create a draught to aid in the working of the furnace. The chimney is a symbol of the method of power the works adopted prior to electricity.

The site within the Conservation Area.



Plate 27: The site viewed from the southwest from Manchester Road.

- 6.43 The mass of Building A and the height of Building C (the chimney), ensure that the site is prominent in the views travelling northeastwards along Manchester Road.



Plate 28: The site viewed from the northeast from Manchester Road (with Building A denoted by the arrow).

- 6.44 On approach from the northwest along Manchester Road the height of the Building C (the chimney), makes the structure prominent but the mass and appearance of Building A is less notable in these views due to the backdrop of the hills, nonetheless its scale is still notable in the streetscape at closer proximity.

719-729 Manchester Road.

- 6.45 719-729 is a Grade II Listed Building and was first Listed on 11th July 1985. The List Description reads as follows.

“Mid C19. Terrace of 4 with 2 under dwellings. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Gable copings. 2/3 storeys. SE elevation: 4 entrances with stone surrounds (Nos 719, 721, 723, 725). Ground floor stone mullioned windows: Nos 719 4-light. No 721, 2-light. Nos 723 and 725, each 3-light. First floor stone mullioned windows: Nos 719 and 721, continuous 12-light with several blocked giving 2-light to No 721 and 4-light to No 719. No 723, 5-light (2 mullions removed and modern casements). No 725, 3-light. Nos 719 and 721 have early glazing with small panes. NW elevation (3 storeys). 4 bays. 2 bays to left: near central doorway. 4-light stone mullioned window to right and 3-light window (including part blocked doorway) to left. 1st floor: Two 3-light stone mullioned windows. 2nd floor: formerly continuous 12-light stone mullioned window (3-light blocked and one mullion removed). 2 bays to right: Similar to above. Bay to left, most mullions removed and modern casements. Single storey extension to SW gable.”

- 6.46 A copy of the List Description is provided in the appendices.

APPENDIX 2: LIST DESCRIPTION FOR 719-729 MANCHESTER ROAD.

- 6.47 The houses appear as weaver cottages, typified by their window arrangement.



Plate 29: 719-729 Manchester Road.

- 6.48 The terrace is located c.10m to the southwest of the site on the Manchester Road. To its front and rear are small garden / yard areas. The terrace is separated from the site by the road, Hoyle Ing.

Statement of Significance

- 6.49 There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets.
- 6.50 ICOMOS guidance recognises that in defining significance a degree of professional judgement is involved and states:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

assessment using professional judgement is inevitably involved.”³⁹

6.51 ICOMOS also recommends a grading scale, with significance varying from ‘very high’ to ‘unknown’.

6.52 This assessment of significance adopts the following grading system where relevant.

Significance	Definition
High	Parts or elements of the heritage asset that are of particular special interest and are fundamental components of the archaeological, architectural, aesthetic or historic interest, and form part of the reason for designation, or identification as a heritage asset.
Medium/ Moderate	Parts or elements of the heritage asset that are of some special interest and make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.
Low	Parts or elements of the heritage asset that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.
Negative	Parts or elements of the heritage asset that make no contribution, or detract from the archaeological, architectural, aesthetic or historic interest of the heritage asset.

³⁹ International Council on Monuments and Sites (ICOMOS). 2011 Guidance on Heritage Impact Assessment for Cultural World Heritage Properties. Paragraph 4-10

Linthwaite Conservation Area – Statement of Significance.

6.53 It is clear that the significance of the Linthwaite Conservation Area is derived in part from its topography, nestled in the hills of the Colne valley, however its heritage significance can be summarised as follows:

- **Historic interest: The area is closely associated with the production of cloth, developing from cottage industries to large scale industrial operations that adopted new ways of working, power and technology. The growth in industry is reflected in the growth of the town, especially during the 19th-century. The Conservation Area is representative of the Industrial Revolution in Yorkshire.**
- **Architectural Interest: The use of traditional materials, especially stone and slate and used across of variety of building types provides the area with a distinct character. The change in the economy and industry from farming, to textiles, first from home and then to factory, alongside worker housing, and social and commercial buildings to support the growing number of workers and residents, has resulted in a strong 19th-century architectural character, split across a variety of building uses.**

6.54 There are also elements that undermine the character and appearance of the Conservation Area and puts its character and appearance / significance at risk, these include for example:

- **The loss of architectural detailing from**

buildings, such as the loss of original windows and doors.

- **Uncharacteristic signage and advertising.**
- **Telecommunication dishes and antennae on principal elevations.**
- **Derelict sites.**

The application site and its contribution to the significance of the Conservation Area.

- 6.55 It is widely accepted (paragraph 207 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements of a Conservation Area can accommodate substantial changes whilst preserving its significance. Significance can be derived from many elements, including the historic fabric of a building, the layout of space or land use associated with a building or an area.
- 6.56 In considering the above, it is acknowledged that the site forms a small part of a much larger Conservation Area however the preceding sections have demonstrated that the site had been developed since the 1860s and in an industrial use associated with the textile industry of the Colne valley and Linthwaite.
- 6.57 The **historic interest** of the site has however been largely lost by the extent of demolition that has occurred, meaning the ability to understand how the site functioned in terms of process-flow, from receiving raw materials, through to the product, warehousing and distribution can no longer be

identified by the standing fabric.

- 6.58 The lack of any surviving machinery or evidence of it within the buildings has further eroded the historic interest of the buildings and the site. Whilst it is evident the buildings, like many at the time, adopted steam power, there is no evidence that any other technological innovations were in use and there is no known evidence that any such advances in the dyeing industry were founded at the site.
- 6.59 Whilst the site and buildings have historic interest to the Conservation Area through its previous use and its part in the industrial heritage of the town, the demolition that has occurred and its impact on understanding processes and the lack of survival of machinery, or lack of evidence of technological innovation associated with the site means that any **historic interest is considered to be moderate at best.**
- 6.60 The **architectural interest** of the site and its value to the Conservation Area has also been significantly diminished by the extent of demolition that has taken place at the site already.
- 6.61 It is evident that the side elevations of **Building A** were not designed to be visible architectural elements, as it was an extension to the existing dyeworks in 1906, and then extended on to later. The side elevations are clearly not of an architectural quality or appearance that can be considered to be of architectural interest and appear as detrimental elements to the character and appearance, or the amenity of the area, and as such are of **low/negative architectural interest** to the

character and appearance of the Conservation Area.

- 6.62 Any architectural interest might only be assigned to minor details of the front elevation, where attention appears to have been given to creating a public facing part of the works, namely the treatment of windows and doors, which themselves are not in original condition or appearance. The **architectural interest of the front elevation is medium/moderate** at best.
- 6.63 The mass of the building suggests it was an industrial or commercial building, but the appearance and form of the building, especially now that its surrounding associated industrial buildings have mostly been demolished, does not inform, suggest or even hint at what its precise former use was. It cannot be readily recognised as a former dyeworks anymore. Therefore, the building cannot be considered to be representative of dyeworks buildings of the area and it is only through research and gaining an understanding of the history of the site from archival sources that the former use can be identified.
- 6.64 The condition and appearance of the building is also considered to be detrimental to the character and appearance of the area.
- 6.65 Overall Building A makes a low contribution to the architectural interest of the Conservation Area.

- 6.66 **Building B** is more discrete than Building A, it is set back from Manchester Road and presents mostly a blank elevation devoid of architectural interest to Hoyle Ing. The building has witnessed a series of alterations during its use, nonetheless its stone elevations represent the predominant building material, and its overall original proportion and form is still discernible.

- 6.67 Whilst the building is evidently not domestic, no elements of its external appearance confirm its former use as part of the dyeworks and thereby it cannot be considered to be representative of its historic use to the area.

- 6.68 Whilst the condition and appearance of the building is not as detrimental as Building A, its appearance is still detrimental to the character and appearance of the Conservation Area.

- 6.69 Overall Building B makes a low contribution to the architectural interest of the Conservation Area.

The Brick Chimney

- 6.70 **Building C** is the chimney and is the oldest surviving building from the former dyeworks and is within the setting of site and within the Conservation Area. Although the surrounding buildings have been demolished the chimney appears to be original in appearance and is an easily recognisable industrial structure from the 19th-century. The loss of surrounding buildings has not undermined the understanding and function of the structure. The chimney has a specific function than can be understood even as a stand-a-lone structure and clearly represents an industrial function at the site historically, in a

manner that Building A or B does not.

6.71 The chimney is a widely visible landmark within the Conservation Area and is a clear material representation of 19th-century industry which much of the Conservation Area was built upon.

6.72 Overall Building C makes a high contribution to the architectural interest of Conservation Area and the significance of the site by virtue of being within its setting.

719-729 Manchester Road.

6.73 As a Grade II Listed Building Nos 719-729 Manchester Road is a designated heritage asset of the less than the highest significance as defined by the NPPF. Its significance is derived from its historic interest as a row of worker cottages associated with the textile industry, whilst its architectural interest is derived from the traditional materials and its form and appearance which enable it to be readily recognised as textile worker housing.

6.74 The setting of the terrace also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the terrace (its 'setting') which are considered to contribute to its heritage significance comprise its gardens / yards and Manchester Road from where the terrace can be seen and best appreciated. Whilst the application site was also associated with the textile industry, the application site itself does not contribute to the ability to see,

understand or interpret the heritage significance of the Listed terrace.

Summary

6.75 The former dyeworks is of historic interest to the Conservation Area as it represents part of the traditional local textile industry but the extent of demolition that has occurred at the site means that the ability to understand how the site functioned in terms of process-flow has been lost. Neither is the site understood to be associated with any technology advancements or notable persons.

6.76 The standing buildings are in poor condition and of poor appearance and lack any features that identify them as former dyeworks, and thereby they are not representative of the industry. With the exception of the Manchester Road elevation of Building A, the buildings were not designed to be architecturally significant elements within the Conservation Area, and the visibility and exposure of the elevations today are largely the result of demolition of the former buildings.

6.77 The chimney however is an exception which is an architectural landmark and represents 19th-century industry and power production, this however is outside of the site boundary.

6.78 Overall, the contribution the site makes to the wider Conservation Area and its heritage significance is varied. Undoubtedly its historic interest is higher than its architectural interest.

- 6.79 The condition and appearance of the site is also detrimental to the character and appearance of the Conservation Area and thereby there is opportunity for significant enhancement to the area through redevelopment.
- 6.80 The site does not contribute to the significance of the Listed Building at 719-729 Manchester Road.

7. Assessment of Harm or Benefits

- 7.1 This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Planning Permission in line with the proposals set out in Section 3 of this report.
- 7.2 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66 (1) and 72(1) confirms that special regard will be given to preserving Listed Buildings and their settings and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.4 In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Conservation Areas and Listed Buildings, and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the Conservation Area, in the context of paragraphs 201 and 202 of the NPPF.
- 7.5 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013⁴⁰ that substantial harm would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*.
- 7.6 Given that the site is located within the Linthwaite Conservation Area and within vicinity of a Grade II Listed Building, the proposals have the potential to impact upon the character and appearance of the Conservation Area, and the Listed Building, via a change to its setting.
- 7.7 Further, High Court judgements have clarified that in assessing the impact of development proposals on a Conservation Area it

⁴⁰ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

is the impact on the whole of the Conservation Area that needs to be assessed and not just the site. Mrs Justice

Andrew DBE in her judgement in 2020⁴¹ stated:

“The Inspector then referred to policy HE2 (which he quoted) before quoting s.72 of the LBCCA. He said, at paragraph 21:

“Consideration here relates to the RLSCA, (the Conservation Area) not to the fact that Huntley Lodge is a non-designated heritage asset in its own right. The proposal needs to be judged in the context of the RLSCA as a whole, not just the area in which the appeal site is located.”

This was an entirely proper approach.”

7.8 And again stated:

“Self-evidently any consideration of the impact of a proposed development on the character or appearance of a conservation area with a view to determining whether it would preserve it, involves an assessment of the existing character and appearance of the conservation area, a consideration of the extent to which the proposed development would fit in with that character or appearance, and a value judgment being formed as to whether the proposed changes are positive, negative or neutral in terms of their overall effect. The current character and appearance of the conservation area is not confined to the character and appearance of the building or

buildings on the development site, a point which the Inspector evidently had well in mind.”

7.9 Historic England’s guidance⁴² also provides general points to consider for new development in Conservation Areas. Paragraph 41 reads as follows:

“The main issues to consider in proposals for additions to heritage assets, including new development in **conservation areas**, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.”

7.10 It is also appropriate to consider the guidance at paragraph 138 of Historic England’s *Conservation Principles Policies and Guidance*⁴³ which reads as follows:

“New work and alteration

⁴¹ EWHC 958, R DCLG and Spitfire Bespoke Homes v Warwick District Council.

⁴² Historic England, 2015. Making Changes to Heritage Assets. Historic England Advice Note 2.

⁴³ Historic England, 2008. Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."

7.11 In considering the statutory duty, policies, guidance and Court Judgments, this Section will examine the development proposals and assess how they might affect the significance of the Conservation Area or the Listed Building.

New apartment building

7.12 The proposed apartment building will replace Building A which will be demolished. The demolition will thereby result in the total loss of the heritage significance of the building itself, which overall is considered to be low architectural value (see Section 6 above).

7.13 The proposed new building reflects the general form and mass

of the existing building with a prominent gable to the Manchester Road elevation. This elevation will re-use the existing doorway features from the original building to provide an element of continuity from the old with the new to the street frontage.

7.14 The proposed side wing, fronting Manchester Road, will occupy an area that historically was housing (see Section 2). This elevation has adopted the stone mullioned windows of textile worker cottages seen within the vicinity of the site, thus reflecting the local vernacular details, but not directly replicating the cottage style form in its entirety.



Plate 30: The mullioned windows of neighbouring cottages – with some lights infilled.

7.15 Other elevations maintain a simple rhythm / pattern with the windows, with an emphasis on uniformity and alignment. Whilst

the windows are not all uniform size the elevations seek to echo the 19th-century industrial mill form seen in other parts of the Conservation Area.

- 7.16 This general pattern, coupled with the predominant stone material; detailing of stone cills and lintels; windows in deep reveals; and appropriate eaves detailing, will ensure that the building suitably reflects the general character of the mill form, and architecture of the textile industry of Linthwaite whilst not attempting to be a direct pastiche or copy.



Plate 31: Existing mill in Linthwaite demonstrating a simple material palette and rhythm with the elevations.

- 7.17 The proposed apartments will be seen within views of the Listed terrace from Manchester Road. However, the general mass, form and appearance will maintain the established character of the streetscape of the differing scale and mass between the

Listed Building and the former industrial site and thereby the overall character will be preserved without detriment or harm to the Listed terrace row.

Bungalows

- 7.18 The bungalows are designed at a scale reflective of former single storey industrial / commercial buildings and do not attempt to be traditional domestic properties in their scale, mass of appearance.
- 7.19 The building that formerly occupied the site was a simple stone fronted row with regularly spaced windows of a vertical emphasis. Whilst the proposals do not seek to directly copy the former building it does reflect the former industrial style, and together with the proposed apartment building the general character, form, style and mass of the industrial character of the site will be maintained through both buildings.



Plate 32: The site of the proposed bungalows in 2008.



Plate 33: The dyeworks lorry, unknown location and date outside a building of similar scale and appearance to the proposed bungalows.

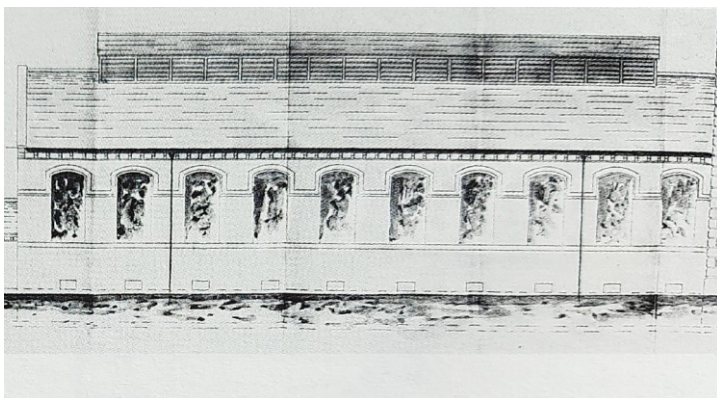


Plate 34: Architect drawings for dye works, dated 1871 for a mill in Lockwood - a building of similar scale and appearance to the proposed bungalows.⁴⁴

⁴⁴ Giles C and Goodall, I H. 1992. Yorkshire Textile Mills. The Building of the Yorkshire Textile Industry 1770-1930. London: HMSO. Pg. 51.

Conversion

- 7.20 Building B (see Section 6) is proposed to be retained and converted. This will see the retention of a building from the 1906 expansion phase retained and re-used. The existing building is in poor condition and has been altered during its use as part of the dyeworks. The proposed conversion will bring a new use to the building and enhance its appearance to the benefit of the wider Conservation Area.

Boundaries

- 7.21 Buildings within the Conservation Area generally adopt a position at the back of the pavement, or close to it, with a very short front garden area set behind a wall or railing.
- 7.22 This part of the Conservation Area, along Manchester Road generally adopted the latter and the proposals seek to mimic that character with a low front boundary, which will ensure that the proposals follow on, and harmonise, with its surroundings.



Plate 35: The general boundary character of Manchester Road in the vicinity of the site.

Summary

- 7.23 The heritage significance of the site is varied and the degree of demolition which has already occurred has resulted in a loss of how the site is understood and interpreted. The standing buildings at the site are not recognisable or representative of a 19th-century dyeworks architecturally but they are part of a former industrial site that is part of the historic interest and significance of the Conservation Area.
- 7.24 The demolition of Building B therefore will result in a degree of harm to the Conservation Area, but when considering that this

building is of low architectural interest; is part of a wider industrial site that has mostly been demolished, and itself does not singularly represent an industrial dyeworks; and is of poor condition and appearance, then a degree of harm to the **Conservation Area as a whole** can only be considered to be less than substantial harm and at the lower end of the scale.

- 7.25 It is considered that there will be no harm to the Listed Building via the change to its setting from demolition of the building or redevelopment of the site.
- 7.26 There is no requirement under Section 72 of the Act to consider the demolition separately from the proposed development⁴⁵ and thereby the demolition, as required by the NPPF should be considered alongside the development proposals as a whole, and the benefits that shall be delivered.
- 7.27 Through the design, detailing, scale and massing of the proposed buildings the general industrial character of the site shall be retained, as they seek to emulate the scale and form of the existing and already demolished buildings. This, will ensure that there is a degree of continuity of the historic industrial form at the site, in a manner which would be totally lost by adopting typical or traditional housing for example, and retain the established mass and form of buildings within the setting of the Listed Buildings on Manchester Road, thereby resulting in no

⁴⁵ Dorothy Bohm v Ors v. Secretary of State for Communities and Local Government and England and Wales High Court [2017] EWHC3217. Paragraph 36.

harm to them or their setting.

- 7.28 Overall, the proposals will make a positive contribution to the local character and distinctiveness of the area and return an unused, derelict site that is a blight to the character and appearance of the Conservation Area to a viable use to the benefit of the wider area.

8. Conclusions

- 8.1 The site comprises a former 19th and 20th-century dye works that was first built in the 1860s. The site was constructed in phases between 1860 and the mid-late 20th-century and following the closure of the business in 2009, the majority of the buildings were demolished following with the granting of Planning Permission.
- 8.2 The site is of moderate historic interest to the heritage significance to the Linthwaite Conservation Area. This is due to its role as part of the textile industry in which much of the local economy was built upon in the 18th, 19th and 20th-centuries. However, the demolition that has already occurred has lessened its significance and the buildings that are still standing are not themselves representations of a dyeworks in their architectural form or appearance. Their current condition and appearance are now to the detriment of the amenity, character and appearance of the Conservation Area and as such their architectural interest or contribution to the Conservation Area is low, bordering negative.
- 8.3 The demolition of Building B will result in the loss of another building of the former dyeworks; however, this loss can only be considered to be less than substantial harm to the character and appearance of the Conservation and at the lower end of the spectrum when taking into account its overall low architectural interest and its poor condition and appearance.
- 8.4 The impact of the proposed demolition must also be considered alongside the details of the proposed redevelopment and in terms of the impact on the Conservation Area as a whole.
- 8.5 When consideration is given to the retention, repair and re-use of Building B, and the enhancement that will be delivered to the Conservation Area through the redevelopment, it is likely that the public benefits and enhancement that will be delivered can suitably outweigh the less than substantial harm, and the proposals can be considered to comply with the Act, Local Plan Policy for heritage and policies contained in Section 16 of NPPF.

Appendix 1: Her Confirmation and Entry from Gazetteer.

Simon Britt

From: Simon Britt
Sent: 09 June 2021 16:49
To: WY wyher
Subject: RE: Hoyle Ing Dye work - Linthwaite.

Hi Rhona,

Thank you so much for your speedy reply, it's very much appreciated.

Kind regards,

Simon

Simon Britt

Principal Built Heritage Consultant

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

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IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19



From: Redacted Redacted > On Behalf Of WY wyher
Sent: 09 June 2021 16:32
To: Simon Britt Redacted
Subject: RE: Hoyle Ing Dye work - Linthwaite.

Dear Simon

Thank you for your enquiry to the West Yorkshire Historic Environment Record.

It is possible to use text searches on Heritage Gateway to retrieve West Yorkshire data, although the map search is not functioning. As we are in the process of migrating all our data to a new system at West Yorkshire this link to Heritage Gateway will be rectified when that process has been completed in the next few months.

In the meantime, please find attached the HER record for Hoyle Ing Dye works, PRN 6888, although, as you will see, it does not have much more to it than the information that you have already been able to retrieved. The dye works is listed in the Gazetteer of the RCHME/WYAS Survey of Yorkshire Textile Mills, and we often hold associated material collated during this survey, but for this particular building there is no further information in our files.

Best wishes

Rhona

Redacted

West Yorkshire HER's Facebook page can be found at <https://www.facebook.com/WestYorkshireHER/>



Rhona Finlayson | HER Officer

Redacted

West Yorkshire Archaeology Advisory Service , c/o WYJS, Nepshaw Lane South,
Morley, Leeds LS27 7JQ

www.wyjs.org.uk/archaeologyadvisory



From: Simon Britt Redacted
Sent: 09 June 2021 14:11
To: WY wyher Redacted
Subject: Hoyle Ing Dye work - Linthwaite.

Good afternoon,

The Heritage Gateway is struggling to retrieve any data from the WYorks HER at the moment , but I can see that a Historic England record that there is a document on the former Hoyle Ing Dye Works in Linthwaite (see attached) . Do you have a copy of this, and if so am I able to access it?

Many thanks,.

Simon

Simon Britt

Principal Built Heritage Consultant

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Queens House | Queen Street | Manchester | M2 5HT

Redacted

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MONUMENT DETAILS**Common name** Hoyle Ing Dyeworks

Compiler	Date
RF	09 Jun 2021
RF	16 Mar 2017
RB	28 Jan 2013
HMG	24 Jan 1997

Group record No. No **Part of Group record** No **Group PRN****Cross References**

UDP class	3	Sched. Mon. No.		Listed Bldg ref.	
UDA No.		Date Scheduled		Listed Bldg grade(s)	
NAR No.		EH Lithic Record No.		Local Site Nomination	No
Conservation Area		EH Stray Lithic Record No.			

LOCATION DETAILS **Confidence** 8 - Specific**100km square/Easting/Northing** SE 09800 14530**O.S. 1:10000** SE01SE

Number	Street	Settlement
Township	District	County
Linthwaite	Kirklees	W.Yorks.

MONUMENT CHARACTER

Site Type (general)	Period (general)	Site Type (specific)	Period (specific)
INDUSTRIAL	Victorian (1837 -1901)	Dye works	Mid 19th century

Evidence	Main building mat.	Secondary building mat.	Find material
EXTANT BUILDING			

Site condition as last known **Height OD** **Area (ha.)****Drift Geology** **Architect****Description**

Hoyle Ing Dyeworks - probably purpose-built mid 19th century.

Included the Salford University, 2018. Survey of Textile Sites
ref SU-KI0047, no data**EVENT**

Archive/Source type

Reference

Publication

RCHME and WYAS, 1992. Yorkshire Textile Mills, 1770-1930
Gazeteer no 63006' p240

PROPOSAL

AP file storage location

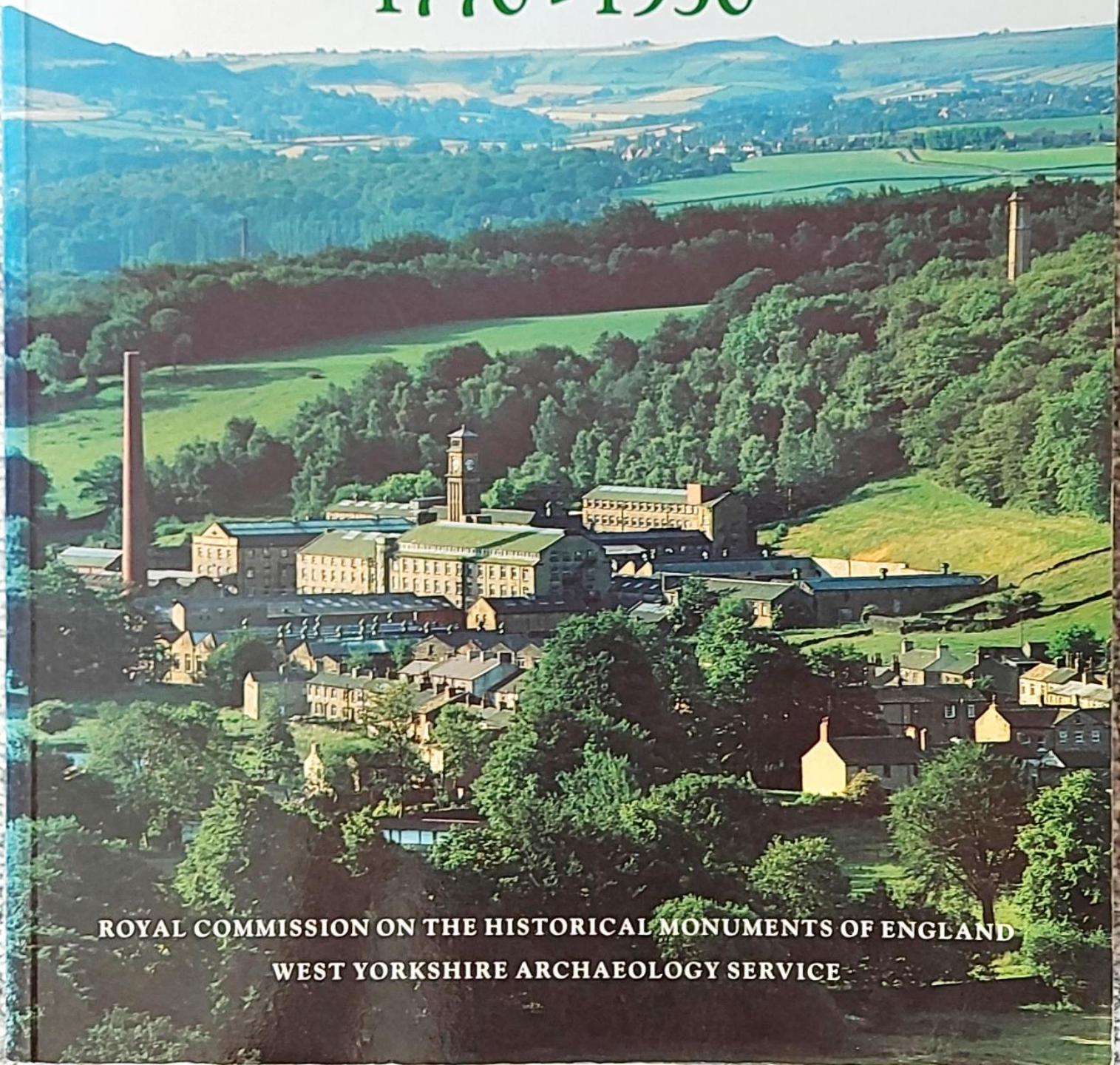
On record map? Yes

Record to be completed? No

Site management (comments)

YORKSHIRE TEXTILE MILLS

1770 - 1930



ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND
WEST YORKSHIRE ARCHAEOLOGY SERVICE

Marsh Mill SE 1262 1709 (B) 63054
 Oakes Mill SE 1185 1745 (B) 63037
 Plover Mill SE 1180 1775 (B) 63033
 Quarmby Mills SE 1146 1742 (B) 63036
 Temple Street Mill SE 1170 1825 (B) 63032
 Wellington Mills SE 115 176 (B) 63035

LINGARDS (Colne), West Yorkshire

Britannia Mills SE 0805 1390 (B) 62995
 Colne Mills SE 0790 1390 (B) 62984

LINTHWAITE (Colne Valley; Huddersfield), West Yorkshire

Black Rock Mills (CV) SE 0965 1380 (B) 63009
 Bridge Croft Mills (H) SE 1172 1587 (B) 63048
 Burdett Mill (H) SE 1203 1578 (B) 63173
 Colne Vale Mill (H) SE 1123 1579 (C) 63050
 Elm Ing Mills (H) SE 1186 1582 (B) 63046
 Hoyle Ing Dyeworks (CV) SE 0982 1455 (B) 63006
 Longfield Dyeworks (CV) SE 0914 1412 (B) 63008
 Ramsden Mills (CV) SE 1045 1546 (A) 63025*
 Spring Garden Mill (H) SE 1165 1575 (B) 63049
 Spring Grove Mills (CV) SE 0955 1430 (B) 63007
 Spring Mills (H) SE 1210 1588 (B) 63059
 Stanley Mills (H) SE 1205 1595 (B) 63058
 Stonefield Mills (H) SE 1198 1582 (B) 63044
 Union Mills (H) SE 1195 1585 (B) 63045
 Union Mills (H) SE 1195 1577 (B) 63047

LINTON (Threshfield), West Yorkshire

Linton Mill SE 0011 6328 (C) 63826

LIVERSEDGE, West Yorkshire

Balm Mills SE 1973 2256 (B) 62905
 Broomfield Mills SE 1805 2502 (B) 62886

Upper C
 Valley M
 Valley W
 Victoria I
 Victoria M
 Watergat
 Wellington
 Woodfield

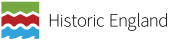
LOCKWOOD

Albert Mi
 Bath Mills
 Britannia
 Broadfield
 Crosland
 Croslands
 Firths Mill
 Mark Bott
 Melbourne
 Mill SE
 Rashcliffe
 Rashcliffe
 Victoria M
 Woollen M

LONGWOOD

Bank Hous
 Cliff End M
 Clough Mil
 George Stre
 Grove Mill (C
 Imperial Mi
 New Mill (C
 Parkwood M
 Prospect Mil
 Quarmby Cl

Appendix 2: List Description for 719-729 Manchester Road



719-729, MANCHESTER ROAD

Overview

Heritage Category:
Listed Building

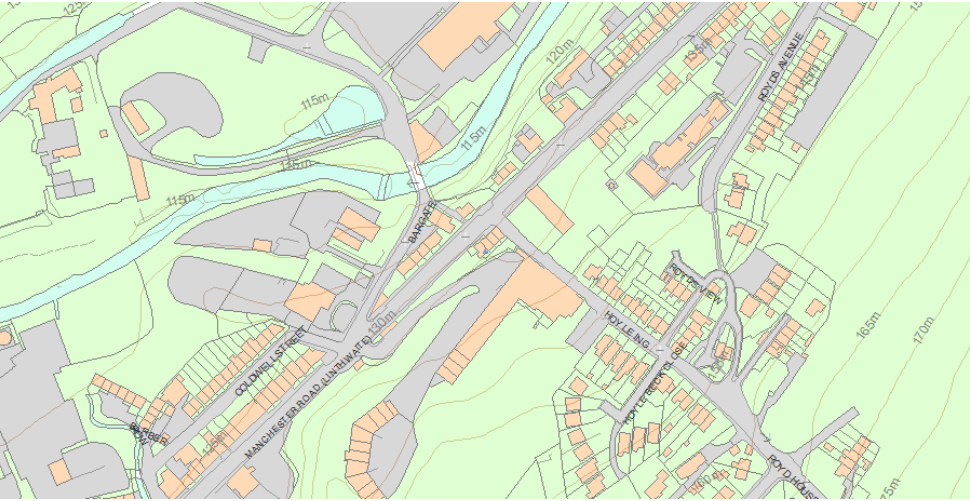
Grade:
II

List Entry Number:
1217178

Date first listed:
11-Jul-1985

Statutory Address:
719-729, MANCHESTER ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1217178.pdf](https://mapservices.HistoricEngland.org.uk/printwebservicehls/StatutoryPrint.svc/200558/HLE_A4L_Grade/HLE_A3L_Grade.pdf) (https://mapservices.HistoricEngland.org.uk/printwebservicehls/StatutoryPrint.svc/200558/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Jul-2021 at 17:11:31.

Location

Statutory Address:
719-729, MANCHESTER ROAD

The building or site itself may lie within the boundary of more than one authority.
District:
Kirklees (Metropolitan Authority)

Parish:
Non Civil Parish

National Grid Reference:
SE 09759 14504

Details

SE OI SE MANCHESTER ROAD Linthwaite 5/277 Nos 719 to 729 (odd) -

- II

Mid C19. Terrace of 4 with 2 underwellings. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Gable copings. 2/3 storeys. SE elevation: 4 entrances with stone surrounds (Nos 719, 721, 723, 725). Ground floor stone mullioned windows: Nos 719 4-light. No 721, 2-light. Nos 723 and 725, each 3-light. First floor stone mullioned windows: Nos 719 and 721, continuous 12-light with several blocked giving 2-light to No 721 and 4-light to No 719. No 723, 5-light (2 mullions removed and modern casements). No 725, 3-light. Nos 719 and 721 have early glazing with small panes. NW elevation (3 storeys). 4 bays. 2 bays to left: near central doorway. 4-light stone mullioned window to right and 3-light window (including part blocked doorway) to left. 1st floor: Two 3-light stone mullioned windows. 2nd floor: formerly continuous 12-light stone mullioned window (3-light blocked and one mullion removed). 2 bays to right: Similar to above. Bay to left, most mullions removed and modern casements. Single storey extension to SW gable.

Listing NGR: SE0975914504

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
411688

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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