

Alterations  
to  
Dale House School,  
Ruby Street, Batley

Heritage Impact Assessment

**23-014-11**

Revision A – Approval issue



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## **Introduction**

This Heritage Impact Assessment is submitted in accordance with the requirements of both local adopted policy as noted below and paragraph 200 of the NPPF, and has been produced in accordance with the guidance in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (Second Edition)' (Historic England, December 2017).

Drawings shown in this Heritage Impact Assessment are not necessarily to scale, and reference should be made to the submission drawings where this is critical - which are within the limits defined above.

## Planning Policy :

In Section 12 (paragraphs 131 to 141), the National Planning Policy Framework 2023 (NPPF) –requires that development is designed to a high quality and it seeks to maintain and enhance the appearance of the character of the site and surrounding area.

Section 16 (paragraphs 195 to 214), of the NPPF deals with conserving and enhancing the historic environment.

Paragraph 200 of the NPPF asks local planning authorities (LPA's) to required applicants to describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. This should be to a level of detail to an extent which is proportionate with the proposals.

Paragraph 203 of the NPPF ask LPAs to take account of:

*“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*

*the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*

*the desirability of new development making a positive contribution to local character and distinctiveness”*

There is also a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for local planning authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to 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. The statutory duty includes the need to have special regard to the desirability of preserving the setting.

The Kirklees Local Plan was adopted in February 2019, and sets out the overall objectives up to 2031.

Policy LP24 deals with Design, and states,

*“Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal...”*

Policy LP35 deals with the Historic environment and the relevant parts are:

*1. Development proposals affecting a designated heritage asset... ..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*
- 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...*

*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;*

*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.*

Although the LPA has adopted Supplementary Planning Documents, none of these are relevant to heritage or conservation aspects.

There are a number of neighbourhood development plans within the boundary of the LPA. The nearest neighbourhood development plan to the application site is that for Mirfield, however the application site is not within its area.

### Conservation Areas + Listed Buildings :

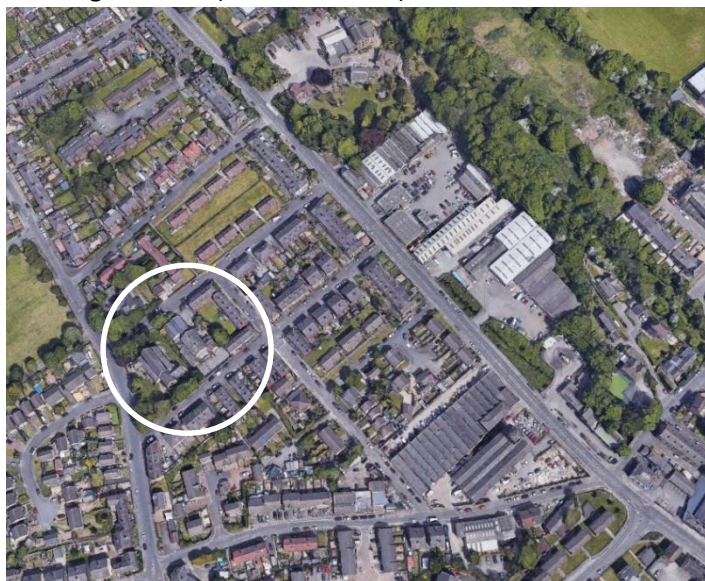
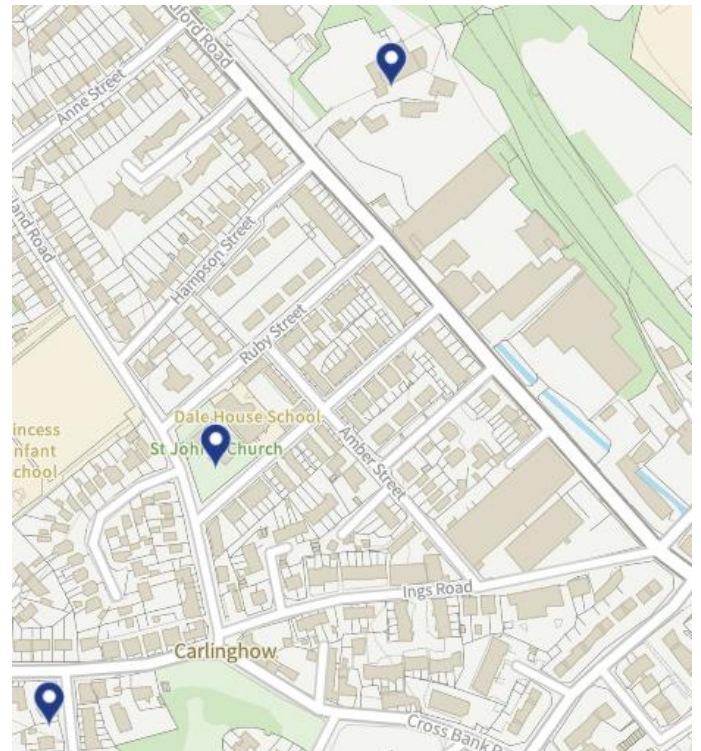
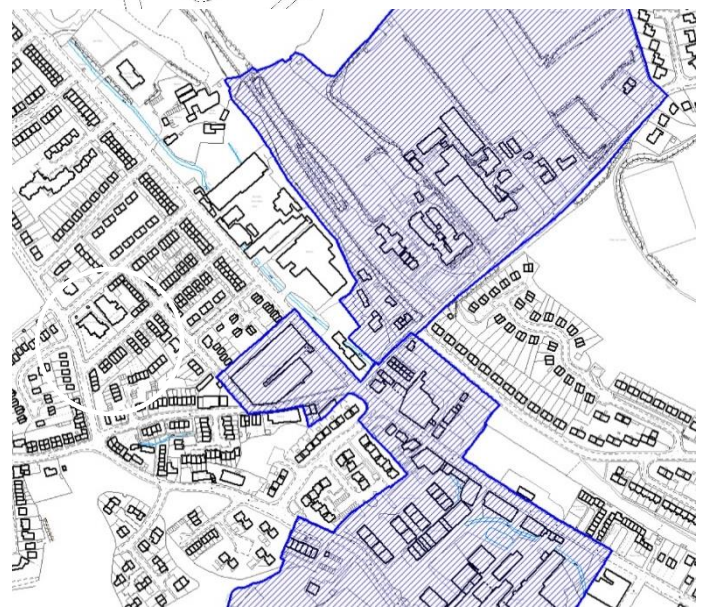
The nearest conservation areas to the application site are Cross Bank and Upper Batley. However, the application site is outside the boundaries of both conservation areas, and scope of the proposals mean that they would have no effect on the significance of those conservation areas.

Historic England mapping identifies three listed buildings within approx 250m of the application site:

230 m to the north-east – Carlinghow Mill, which is listed Grade ii.

230 m to the south-west – 2&4 South Bank Road, which is also listed Grade ii.

Immediately adjacent is the Church of St John, which is listed Grade ii. As the application site was developed as to serve as a Sunday school for the Church of St John, it is not unreasonable for the proposals to be treated as within the same curtilage for the purposes of Listed Building Consent (but not tenure).



**Figure 1 (above)** – Aerial photography showing the site location

**Figure 2 (top)** – Extract from the ordnance survey showing the site location

**Figure 3 (mid)** – The boundary of the Upper Batley and Carlinghow conservation areas relative to the location of the application site.

**Figure 4 (bottom)** – Extract from Historic England mapping showing the nearest listed buildings.

## The Historic Environment Record

The Historic Environment Record for was searched for 1 km square centred on the application postcode, using the on-line gateway.

The 95 search results were provided from the 17 resources accessible from the heritage gateway, which can be summarised as follows:

## The National Heritage List for England

<i>Bagshaw museum (the wood...</i>	<i>Listing Bagshaw museum (the Woodlands), Woodlands Road, Kirklees</i>	<i>II*</i>
<i>Church of all saints</i>	<i>Listing Church of All Saints, Stocks Lane, Batley, Kirklees</i>	<i>I</i>
<i>No name for this Entry</i>	<i>Listing 89 AND 91, BROOKROYD LANE, BIRSTALL, BATLEY AND LIVERSEDGE, Non Civil Parish, Kirklees</i>	<i>II</i>
<i>Church of St Saviour</i>	<i>Listing Church of St Saviour, Brookroyd Lane, Birstall, Batley Kirklees</i>	<i>II</i>
<i>War memorial</i>	<i>Listing War memorial, Cambridge Street, Batley, Kirklees</i>	<i>II</i>

## National Designation Decisions

<i>Cross Bank Methodist Cha...</i>	<i>Listing Cross Bank Methodist Chapel, Gatepiers And Gates, Blakeridge Lane, Kirklees</i>	<i>DI</i>
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## Non-Statutory National Data

<i>Historic Milestone Society Database</i>	<i>2 results</i>
<i>Historic England research records</i>	<i>24 results</i>
<i>Parks and Gardens UK</i>	<i>1 results</i>
<i>NMR Excavation Index</i>	<i>5 results</i>
<i>Church Heritage Record</i>	<i>3 results</i>

## Local Records

A search of West Yorkshire Archaeology Advisory Service (WYAAS) returned 34 records of which the first 5 were accessible.

<i>Carlinghow Mills (Corn)/ Park Works, Bradford Road, Batley</i>	<i>Batley, Kirklees,</i>
<i>All Saints, Batley</i>	<i>Batley, Kirklees,</i>
<i>Dock Ing Mills, Bradford Road, Batley</i>	<i>Batley, Kirklees,</i>
<i>Blakeridge Mill, Batley</i>	<i>Batley, Kirklees,</i>
<i>Carlinghow Mills (Woollen), Bradford Road, Batley</i>	<i>Batley, Kirklees,</i>

It is noted that the Church of Saint John the Evangelist, the listing notice of which is incorporated into the appendices below, was not included in the search results.

However, given the limited scope of the works, which is described below, it is submitted that the search results above would not be affected by the proposals.

### Submission Proposals :

The application site was developed during the C19 to provide a Sunday school for the adjoining church of St John. Whilst it is not listed in itself, it is reasonable to treat it as within the curtilage of the adjoining church, which is listed Grade ii for the purposes of listed building consent.

The existing building is show in submission drawings **23-014-12** to **15**.

The proposals comprise:

Internal alterations to layout:

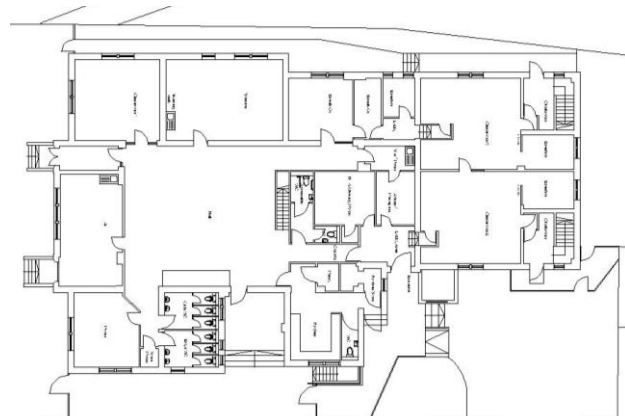
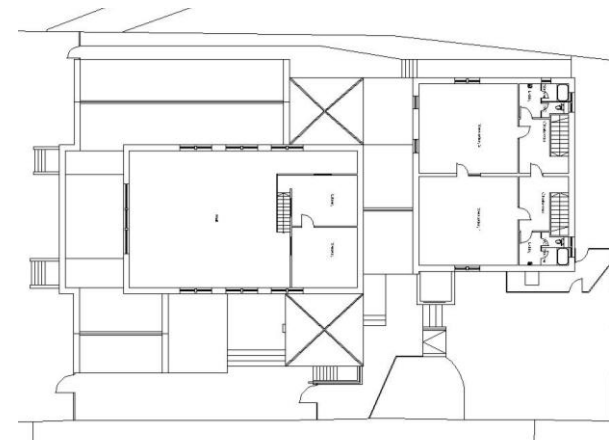
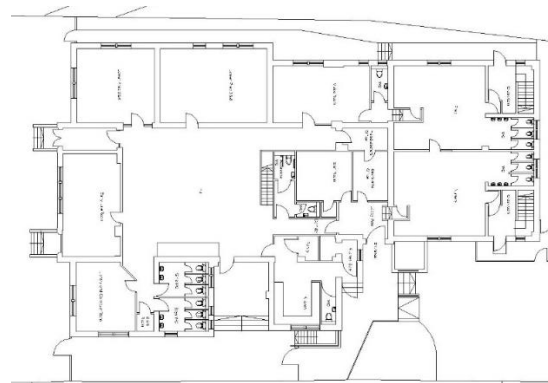
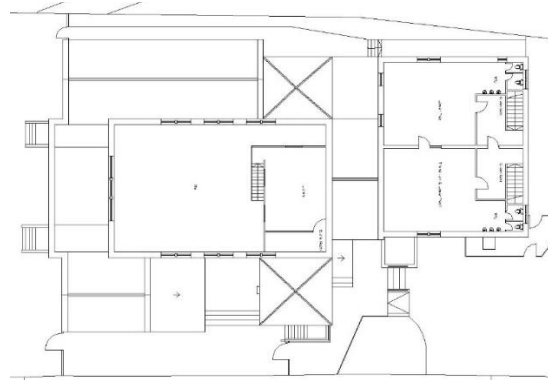
Alterations to ground floor layout to remove some sanitary accommodation and add back breakout spaces.

Alterations to ground floor layout to remove medical room and add back breakout spaces.

Alterations to first floor layout sanitary accommodation to incorporate showers.

External repainting the existing external fence in a colour to be agreed.

These are pursuant to the Applicant’s operation of the premises as a school for students with special educational needs. The proposals are shown in drawing **23-014-15**.



**Figure 5 (above)** – The existing paling fence to be repainted.

**Figure 6 (top)** – First floor as existing – submission drawing **23-014-14**.

**Figure 7 (upper)** – Ground floor as existing – submission drawing **23-014-13**.

**Figure 8 (lower)** – First floor as proposed – submission drawing **23-014-16**.

**Figure 9 (bottom)** – Ground floor as proposed – submission drawing **23-014-16**.

## Heritage Assessment :

The National Planning Policy Framework (NPPF), in its glossary, describes that the setting of a heritage asset as being the surroundings within which the asset is experienced and goes on to note that the setting may have a positive, negative or neutral contribution to the significance of the heritage asset.

It describes *significance* 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 may derive not only from a heritage asset's physical presence, but also from its setting.

Further guidance is provided by 'The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (Second Edition)' (Historic England, 2017) which notes that,

*“Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.”*

Historic England go on to advise a staged approach to proportionate decision taking and recommends a series of steps when considering development proposals in the setting of a heritage asset. These steps are outlined below:

**Step 1:** Identify which heritage assets and their settings are affected.

**Step 2:** Assess the degree to which settings make a contribution to the significance of the heritage asset.

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance.

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.

This stepped approach will be utilised in this assessment of the impact of the proposed alterations on the setting of the heritage assets.

**Step 1:  
Identify which heritage assets and their settings are affected.**

The existing Sunday school building within the curtilage of the listed church is affected internally and external by the proposals described above and shown on the submission drawings.

The adjoining listed church is affected to the extent of the re-painting of the existing fence. The proposed internal alterations to the existing development on the application site will have no effect.

The proposals will have no effect on the two other listed buildings within 250m of the site or the two adjacent conservation areas.

**Step 2:**

**Assess the degree to which settings make a contribution to the significance of the heritage asset.**

The significance of heritage assets can be derived not only from their physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The setting of the heritage asset in this instance is comprised of the adjoining listed building, the church of St John.

In respect of the external proposals. The existing fence was painted a light blue colour which may be appropriate for primary school use but was perhaps slightly anachronistic, being a colour not widely available for external use at that the time of original construction. The fence would be re-painted in a neutral colour to be agreed, but a more traditional hue.

The internal alterations have no effect on the setting or the significance of the heritage asset.

**Step 4:  
Explore ways to maximise enhancement and avoid or minimise harm.**

As the internal alterations will have no effect on the setting or significance of the other heritage assets, these will be neutral.

Agreeing an appropriate colour to repaint the fence

would enhance the setting of the adjoining heritage asset but would be neutral to the two other listed buildings, which are not in line of sight, or the conservation areas.

**Conclusion :**

For the reasons given above, it is concluded that the proposals will have very little impact on the other heritage assets, including the Grade ii listed building within the curtilage of which they are located,

Any effect is mitigated by agreeing a colour which would be appropriate to the setting of the listed building

On that basis there is no reason that listed building consent should not be granted and could be subject to appropriate planning conditions.

## **Appendices**

### **Appendix 1**

Boundary of Cross Bank conservation area

### **Appendix 2**

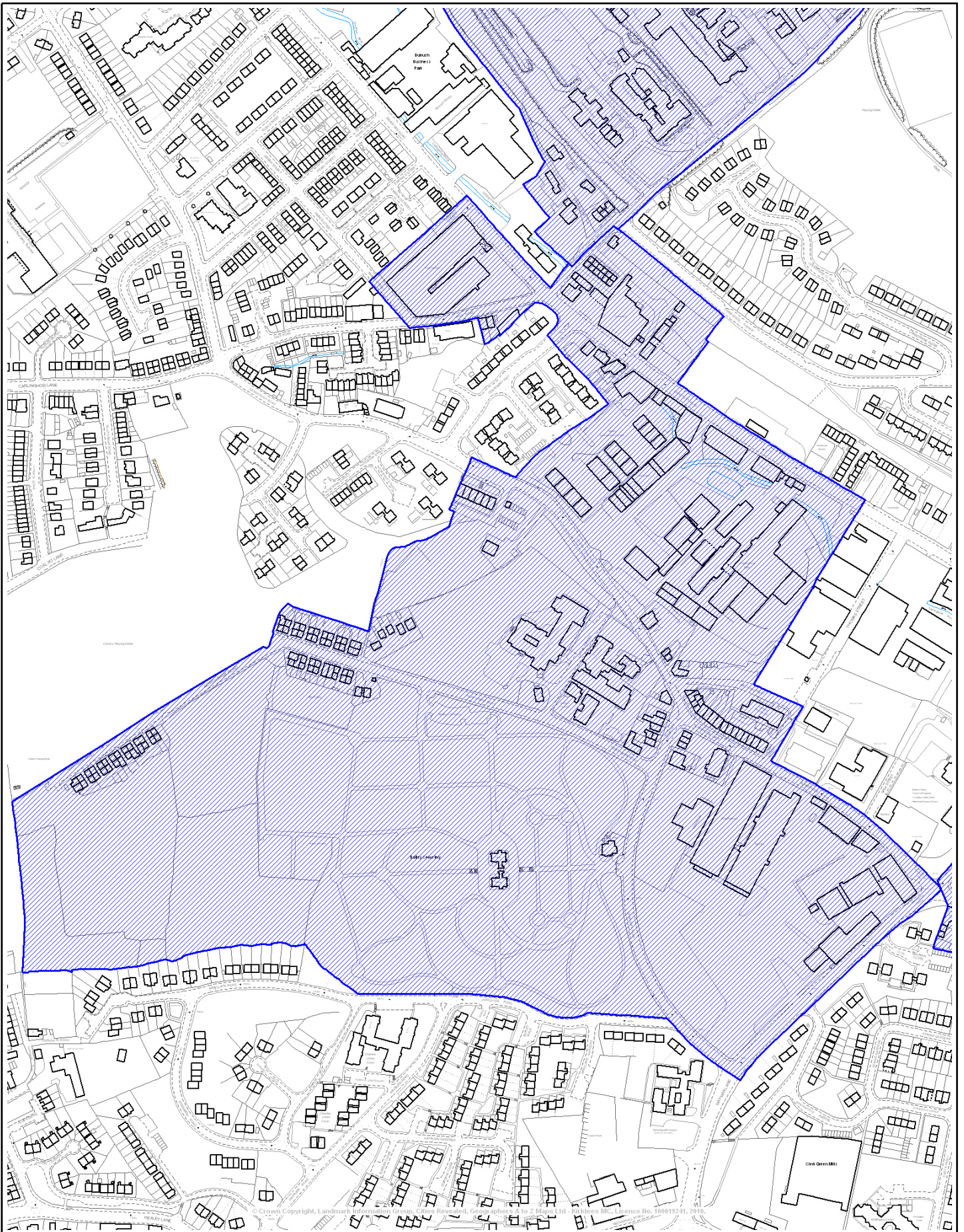
Boundary of Upper Batley conservation area

### **Appendix 3**

Listing notice for the church of St John

**Appendix 1**  
**Boundary of Cross Bank conservation area**

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## Kirkles MC - Planning Service

Scale 1/4500

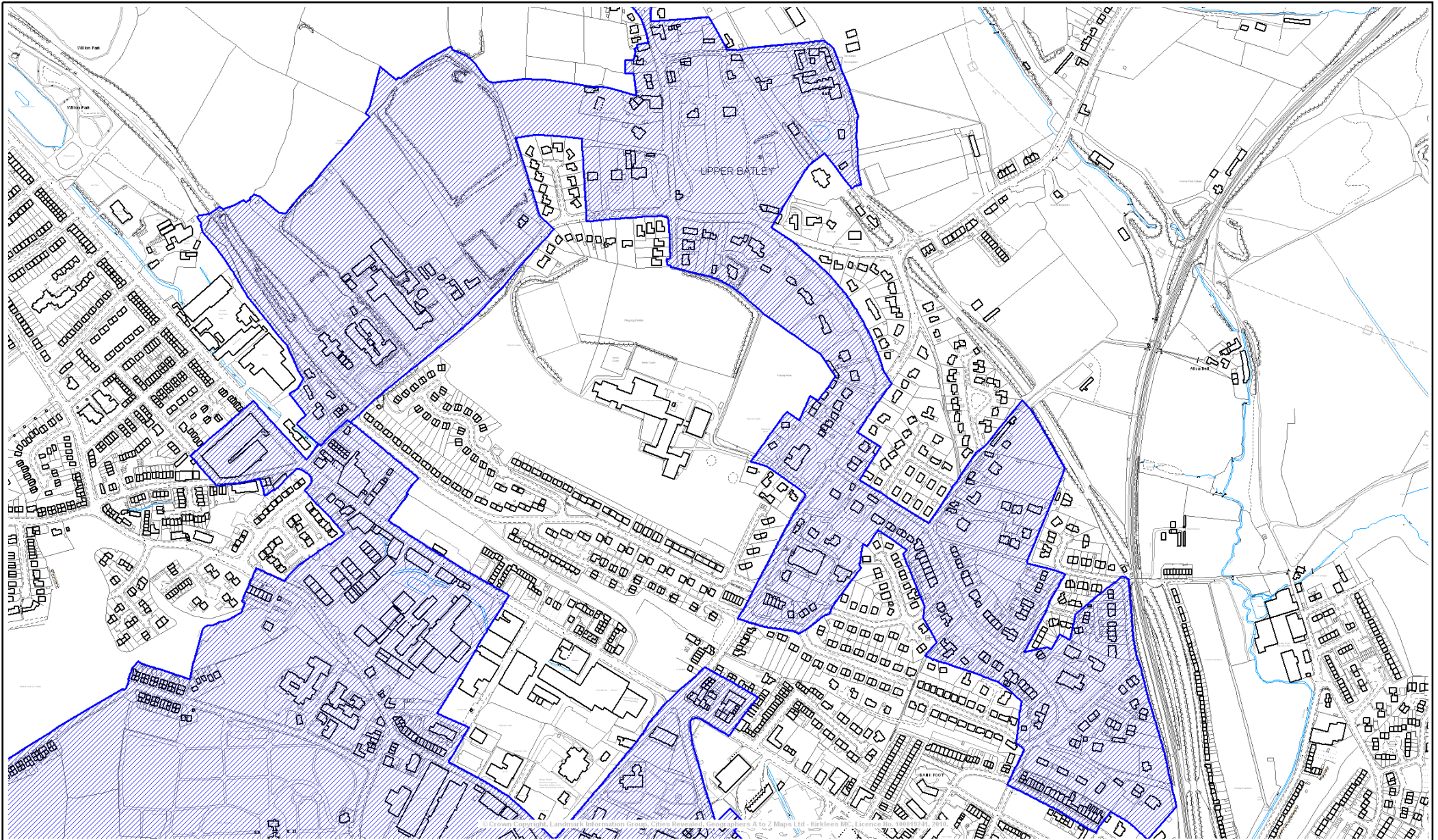
Date 1/4/2010

OS Grid Ref of Centre = 423614 E 424611 N



**Appendix 2**  
**Boundary of Upper Batley conservation area**

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## Kirklees MC - Planning Service

Scale 1/7200

Date 1/4/2010



OS Grid Ref of Centre = 424251 E 424961 N

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**Appendix 3**  
**Listing notice for the church of St John**

4 pages inserted.

# CHURCH OF ST JOHN

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1134643**

Date first listed: **13-Jan-1984**

List Entry Name: **CHURCH OF ST JOHN**

Statutory Address 1: **CHURCH OF ST JOHN, EALAND ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **CHURCH OF ST JOHN, EALAND 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 23378 24972**

## Details

SE 22 SW BATLEY MB EALAND ROAD CARLINGHOW

4/16 Church of St John

II

Gothic Revival Church. 1879 by Michael Sheard. Pitched faced stone. Pitched slate roof with gable copings. 4 bay nave with paired pointed lights to clerestory. Lean-to buttressed aisles with similar paired lights. 3 bay buttressed chancel with lancets. 3-light east window with geometrical tracery and flanking single lights. Vestry wing to north side of chancel. At west end of nave are 2 lancets with cinquefoiled oculus over, all with hood moulds. Massive south porch intended to carry a tower, with buttresses and round angle turret.

4-bay arcade to north and south with double chamfered arches. Capitals are plain or unfinished. Chancel arch. Rood beam and rood added 1929. Stained glass to east window 1919, and south side 1924 and later. 14 Stations of the Cross. Stone carved pulpit. Good wrought iron and brass lectern of 1923. Alternate roof trusses: arched hammer beam and scissor braced.

Listing NGR: SE2337824972

## Legacy

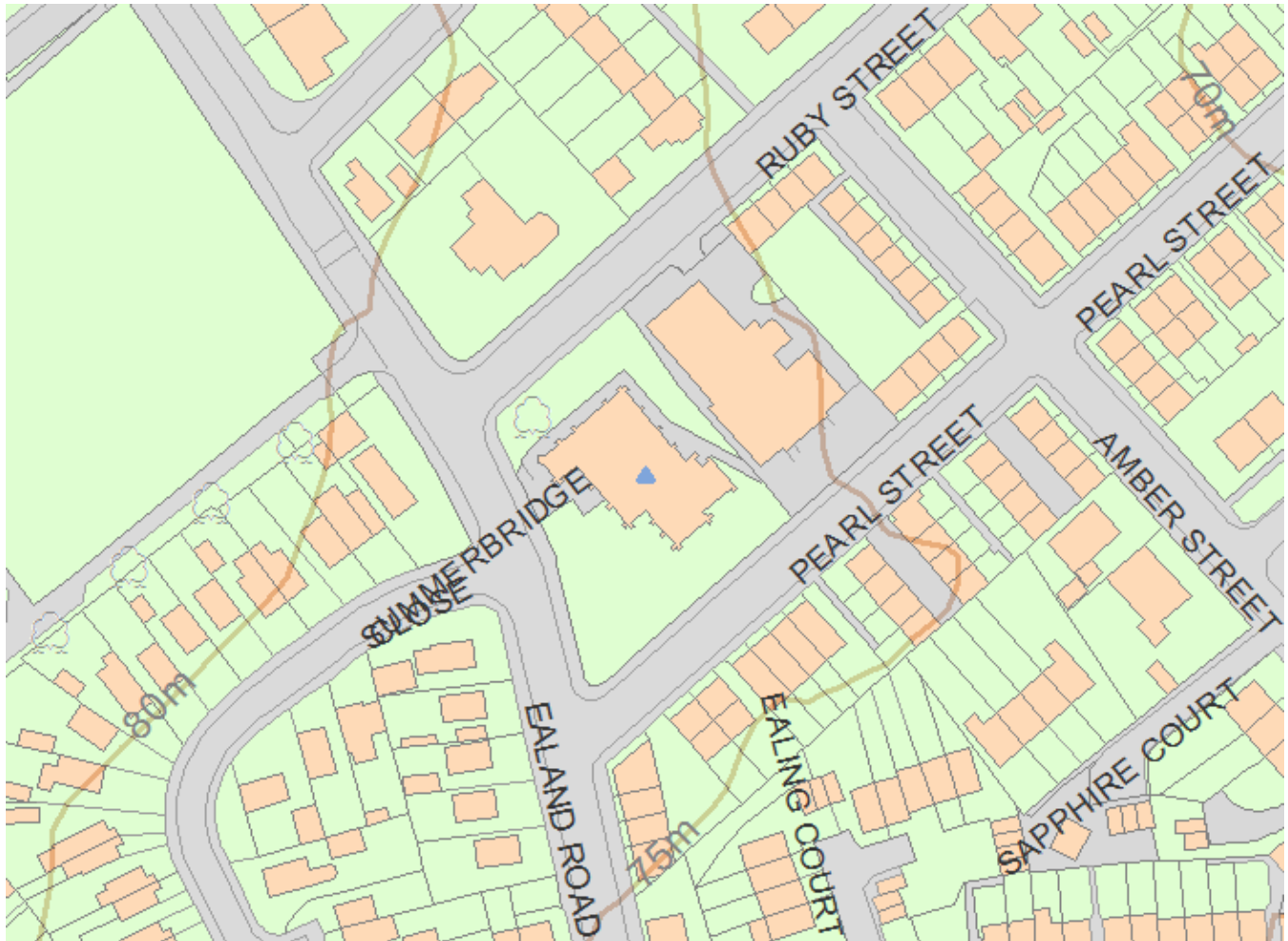
The contents of this record have been generated from a legacy data system.

Legacy System number: 340920

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.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 29-Dec-2023 at 10:57:02.

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End of official list entry



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