

PLANNING SUPPORTING STATEMENT/ HERITAGE IMPACT ASSESSMENT

location	44 Town Gate, Highburton, Huddersfield, HD8 0QP
application	Alterations and Extensions to Unlisted Dwelling Within Conservation Area
client/applicant	Mr J Walker & Miss J Rutherford
job number	22/824
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ARCHITECTURE | PLANNING | DESIGN

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PLANNING SUPPORTING STATEMENT

INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the planning application for the proposed alterations and extensions to an unlisted dwelling within conservation area at 44 Towngate, Highburton, Huddersfield, HD8 0QP.

The application seeks planning/conservation area consent for the extension and alterations of an unlisted building within a Conservation area in response to previous concerns raised within the case officer report for application – 2023/62/91369/E. Concerns were made regarding the impact on a protected Sycamore tree on the site, amended proposals have now been designed to eliminate any disruption to said tree.

Additional aspects form part of the proposals, such as insulated external rendering, replacement windows and doors and an air source heat pump.

The reason for refusal on the recent/previous [2023/62/91369/E](#) application was;

- 1. A mature Sycamore tree that is subject to a Tree Preservation Order is in close proximity to the south eastern corner of the existing building. There is concern that the proposal to raise the roof of the bungalow will lead to conflict between the building and the tree. This proposal would require the tree to be pruned or crown lifted and once completed lead to increased pressure to prune or fell it in the future.*

The proposed development includes two conservation type roof lights to bedroom two and solar arrays on the south facing roof slope. The tree trunk would be to the south east of them and its canopy would extend over them and have an overshadowing impact. This impact is likely to lead to pressure to further prune or remove the tree in order to alleviate overshadowing effect. It is noted that there has already been recent pressure to remove the tree with a tree works application in a conservation area (reference 2022/93348) which was refused.

To grant this proposal would be harmful to public and visual amenity, and the proposed development therefore conflicts with Policies LP33 and LP24 (i) of the Kirklees Local Plan.

No other reasons to refuse the application were provided. The planning case officer's report was positive apart from the impact on the protected tree.

These revised proposals have been arrived at with two principle driving factors;

1. To modernise a very outdated property that has a terrible thermal efficiency and is not fit for the modern 21st century.
2. To work with the site constraints, specifically the neighboring/surrounding properties and the large mature protected sycamore tree that is in very close proximity to the rear corner of the existing garage/property.

We are hopeful that our revised design based around the protected tree can be supported by the local planning authority.

The previously indicated first floor accommodation has been omitted from this revised scheme. Whilst this results in a larger footprint to provide the required accommodation on one level, it is all sited away from the protected tree and away from any public viewpoints, therefore preserving the conservation area setting.

The applicants recently purchased this property returning to Mr Walker's roots. Mr & Mrs Walker seek to create additional space for their family whilst modernising the property, creating a more modern layout that suits the family's needs.

The existing property is outdated, run down and incredibly expensive to run/heat.

The existing garage is to remain in place due to the location of the sycamore tree to the South-East corner of the property. This will protect the tree against any disruption from the proposed works on the dwelling.

The proposed extensions are sited to the North (front) and West (side) of the property away from the protected sycamore tree.

This revised scheme has similarities with the previous scheme with the bulk of the proposed extensions/additions to the North of the property but also with an extension to the West to replace the previously proposed first floor accommodation which required raising the roof level.

We accept that front extensions are not normally supported in planning terms, but given the layout of the property to the rear of other properties lining Town Gate, we contend this does not create an incongruous layout or one that negatively impacts on neighbouring properties. Any perceived harm, we contend is outweighed by the rearrangement of parking, provision of internal turning within the site, to ensure all vehicles can enter and exit in forward gear and to provide a positive benefit to the sycamore tree that virtually abuts the existing garage. Furthermore the previous application included for extensive built form to the front (North aspect) and this was not negatively commented on in the case officers report.

In policy terms, both national (The National Planning Policy Framework (NPPF)) and Kirklees Local Plan, the proposals are capable of meeting all policy requirements and in particular the overarching context in favour of sustainable development. Further details on specific matters are included in subsequent sections.

SCALE

We contend the scale of the property is not being excessively increased, the design retains the existing roof heights in order to protect and alleviate any damage or disruption to the Sycamore tree on the site.

The footprint has become slightly larger due to the design retaining the existing roof heights and can no longer provide habitable space at a first-floor level. This is in direct response to concerns within the previous application in connection with the large Sycamore tree within the site.

In subservient terms the existing property has a footprint of 129m² and a volume of 453m³. In comparison the proposed extension has an area of 99.2m² and a volume of 314m³. This is a 69% increase. To illustrate subserviency we contend volume should not be the only consideration. Other aspects should be assessed such as a lower roof line on extensions, not overwhelming its original character and appearance. Furthermore, the property is not located within the greenbelt.

The existing attached flat roof garage is to remain, with the side lobby to become an integral part of the overall internal space to create a more coherent layout. This minimizes the overall frontage/width of the property when viewed from the principal elevation.

The adjacent properties, 40 & 52 Town Gate, specifically the space separation and heights of these neighbouring properties have been taken into account when preparing the proposals to ensure the proposals do not create an overbearing issue.

It is clear that both No 40 & 52 (one property now) have undergone significant works to create the additional space at first floor level with No 40 also extended on footprint and in height.

We contend the proposals do not present over development of the property/site and that the proposals have no negative impact with regards to visual amenity/privacy issues on the neighbouring properties. This is confirmed in the case report for the previous application where it states, *"In this instance as described above the application site is located to the rear of properties on Town Gate and therefore has very limited impact upon the street-scene."*

As indicated on the street scene elevation the proposals are in-keeping from a size and massing perspective when compared with the adjacent properties.

The other properties fronting Town Gate are traditional two storey properties.

Given the location of the property within the Highburton Conservation Area, the scale and appearance is important. The proposed removal of the clay tiled roof and formation of a natural blue slate hipped and gable roofs provides a more natural and aesthetically pleasing property despite its very secluded location (the property cannot be seen from any public viewpoints). The design of the roof is to be slightly elongated (over the proposed utility area) but remains at the same heights and pitch as the existing to ensure no disruption to the protected Sycamore tree on site.

A twin gabled roof is illustrated to the West elevation. The benefits of the design are assessed in the previous case officer report and concluded as being highly beneficial as the report states, *"However, the existing bungalow is considered to be of no significant architectural merit with respect to its design, therefore this change in character is not considered significantly detrimental to the character of the conservation area. Rather it is considered that it could enhance the character of the area by updating and refreshing the existing building."*

The principal elevation is to be refaced with natural coursed stone which we contend will create a more in-keeping property, considering the visual benefit from the view of the Conservation Area. This claim was corroborated within the previous applications' case officer report with the statement. *"The proposed development would also introduce some natural stonework and detailing to the front elevation which reflects the more traditional buildings in the area and render proposed on other elevation is quite widely used elsewhere in the conservation area."*

The proposed development is therefore considered to be acceptable in relation to heritage impact and considered to accord with the aims of Chapter 16 of the NPPF and Local Plan Policy LP35."

DESIGN/APPEARANCE

The proposals include the internal and external redesign of the property with the use of natural and recyclable materials. We consider the brickwork to offer no aesthetic benefit especially within the conservation area. The refacing of the principal elevation in natural stone with stone cills, head and jambs will enhance the appearance. The use of insulated render externally will provide a clean finish and enhance the thermal efficiency of the property. This in itself feeds into both local and national planning policy by reducing the carbon emissions of this particular property.

The immediate locality features a wide range of property types with a vast array of materials in use providing no particular pattern or architectural form. The use of render however is prevalent.

When considering the proposed removal of the flat roofed areas (side lobby, entrance lobby, kitchen, and bay window), all of which are clearly visible and dominant on the principal elevation, we contend the proposals positively contribute to the conservation area setting especially with replacing the clay tiled finish with natural slate to create a more in keeping aesthetic within the Conservation Area.

LANDSCAPING

The landscaped gardens will be brought back to life having been neglected for a number of years. The old, dilapidated greenhouse has already been removed.

The existing mature sycamore tree to the rear South-East corner of the property will be retained and the new proposals have gone to extreme lengths to ensure its protection/mitigation from any potential disruption that the works could create.

ACCESS/HIGHWAYS

The dense/overgrown shrubbery along the private drive has been cut back to enhance the width of the

private driveway.

Significantly the proposals create the ability to turn within the site which removes the awkward and dangerous current situation of reversing into the entrance or reversing out onto the highway totally blind to other on-coming traffic.

The proposed development causes no undue harm to highway safety matters and is therefore acceptable and in accordance with Local Plan Policy LP21 and the guidance within the Kirklees Highways Design Guide.

CLIMATE CHANGE / ENERGY EFFICIENCY

A Climate Change Statement has been prepared and accompanies this application.

Several climate change mitigation measures have been incorporated into the proposals.

These include;

- Air source heat pump. Located in a discreet location to the rear of the property (subject to specialist input)
- Smart energy metering.
- LED lighting to be installed throughout internally and externally
- Materials and tradespeople to be sourced locally, where possible
- Insulated external render to the sides and rear of the existing dwelling.
- Low water consumption appliances.

Considering the above we contend that the proposed development would therefore have a positive impact on climate change and complies with Kirklees Local Plan Policies LP24 and LP26.

BIODIVERSITY & ENHANCEMENTS

The existing property is well sealed with a flush fitting clay tile roof offering minimal opportunity to roosting bats.

A Woodstone built-in Swift bird box can be incorporated within either of the gables of the proposed roof extension. Given the location of the sycamore tree we consider the East gable being the most suitable but are happy for the KMC Ecologist to confirm.

Given the scale of the application and proposals we trust the above is considered to meet/comply with Kirklees Local Plan Policy LP30.

PLANNING HISTORY

The only planning history relating to this property on the publicly accessible website is tree works

applications;

[2016/TNA/91624/E](#) Tree works application (Crown thinning) – approved (09/06/2016)

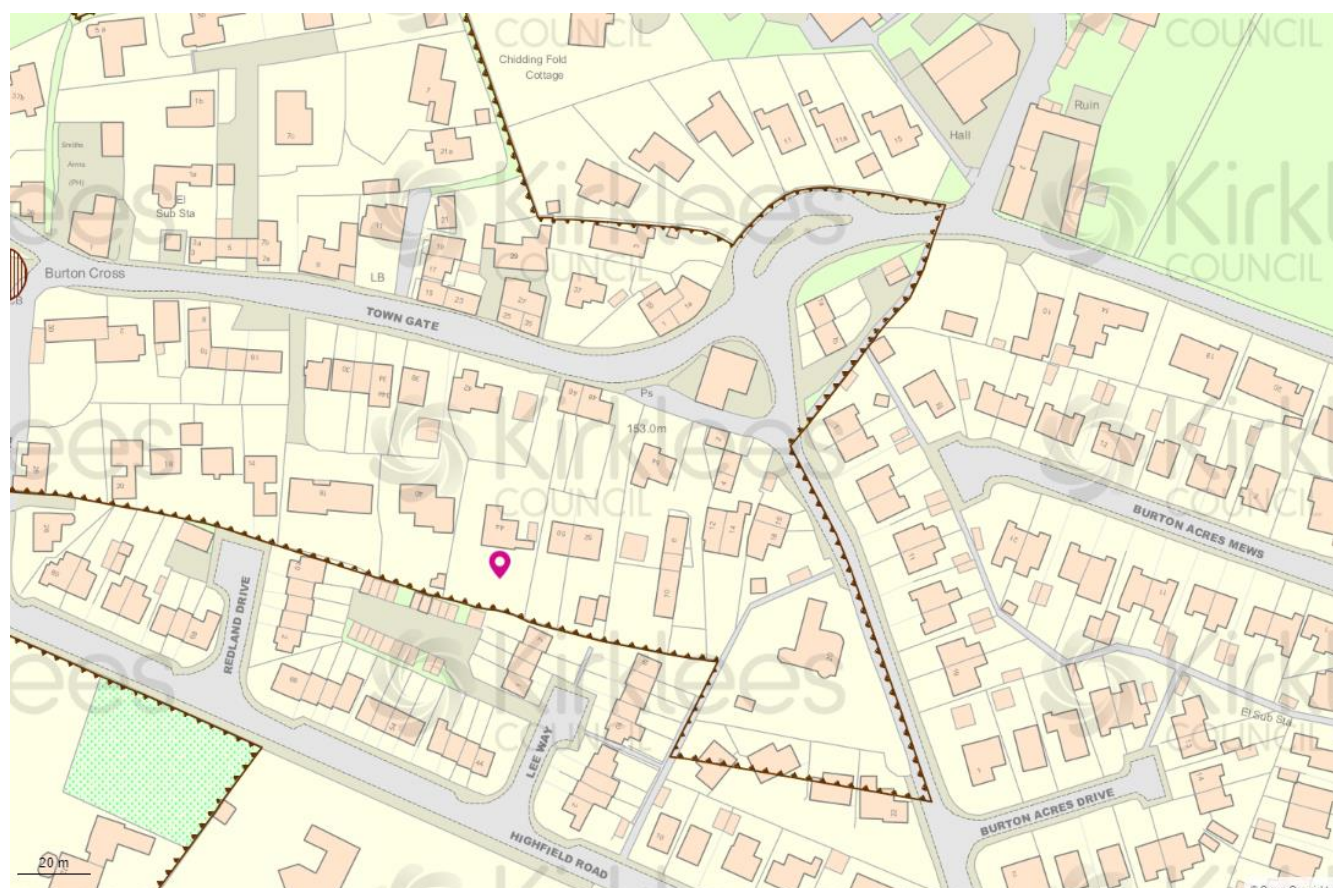
[2022/TWACA/93348/E](#) Tree works application (Removal of tree) – refused (29/11/2022) Appeal lodged but not yet determined.

[2023/62/91369/E](#) (Previous Application) – Refused, concerns raised regarding proposals impact on protected Sycamore tree on site. Significant amendments have been made within this new proposal to address these concerns.

HERITAGE IMPACT ASSESSMENT

The property is not listed but is within the Highburton Conservation Area.

There is no formal conservation area appraisal for the Highburton conservation area on the Kirklees MC website. It is typical of a West Yorkshire rural settlement, with the village centre in particular having a denser layout with mainly small cottages with plenty of character. No 44 Town Gate is within the village centre yet set back from the main road with other properties being more prominent lining the highway.



Paragraph 194 in the NPPF states that, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

A Listed Building map search indicates the properties to the North of 44 Town Gate, No 46 & 48 are grade II listed buildings.

The listing description for these nearby properties is as follows;

SE 11 SE TOWN GATE Highburton 5/117 Nos. 46 & 48 II

Pair of houses. Dated 1727, altered mid C19. Rendered walls. Stone slate roof with central stack. Two storeys. Ground floor: two 4-light chamfered windows, both with some mullions removed, one altered to form doorway, and a large central chamfered light. At 1st floor level is one 3-light and two 4-light C19 windows. To the rear at 1st floor level is one 6-light window with king mullion, other mullions recessed

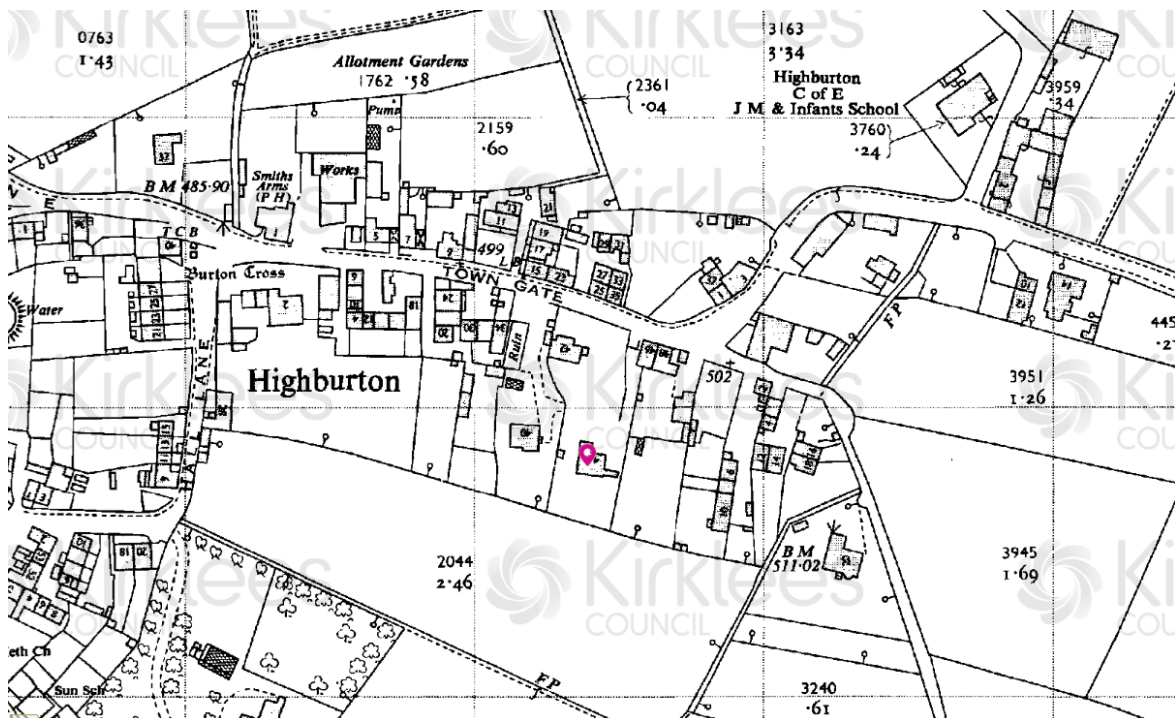
(one removed). The right gable has fine doorway with moulded surround and cambered head inscribed. I(ohn) T(urner) A:no 1727. (The "ohn" and "urner" being added later, probably C19). One 3-light chamfered window to 1st floor.

Listing NGR: SE1925813516

These two neighbouring properties, as indicated on the google earth street view screenshot below are neglected and dilapidated and currently offer little enhancement to the conservation area setting.



The subject property is considered to be more recent development dating back to circa 1930/40's. It doesn't feature on the 1922 historical mapping data but does feature on the 1955 historical map:



The property offers no significant historical features worthy of preservation. The current design and materials, particularly the red facing brickwork offers no contribution to the conservation area setting. The benefit of the proposals in this case are stated in the case officer report as, *“The proposed development would also introduce some natural stonework and detailing to the front elevation which reflects the more traditional buildings in the area and render proposed on other elevation is quite widely used elsewhere in the conservation area.”*

The proposed development is therefore considered to be acceptable in relation to heritage impact and considered to accord with the aims of Chapter 16 of the NPPF and Local Plan Policy LP35.”

Whilst many other properties in the immediate locality feature rendered walls there is also the use of coursed natural stone in simple rectilinear forms. We propose to integrate EWI (external wall insulation) as part of the proposed render with the use of natural stone to the front principal elevation.

Roofs on other properties within the locality are pitched and most commonly finished with stone or blue slates. We propose as part of the new roof form to cover the roof with a natural blue slate covering.

Paragraph 199 in the NPPF states that, *“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.”*

The previous unsympathetic works, specifically the flat roofs except the existing garage, are to be removed. The garage is to remain as existing to eliminate any concern with disruption the protected Sycamore tree. The integration of render with natural stone to the frontage will break up the expanse of render within the immediate locality.

This proposed scheme proposes appropriate alterations/changes to the property yet in a sympathetic way that we contend will positively contribute to the conservation area setting.

The overall scheme has been carefully considered and designed to ensure that the proposed alterations and extensions improve the character and appearance of the property and site, enhance the setting of the nearby listed buildings, preserves the visual amenity of the Conservation Area and protects against any possible harm to the protected tree on site. In doing so with the proposed EWI and air source heat pump the proposals will create a far more thermally efficient dwelling and place less burden on fossil fuels.

The principal front elevation is in keeping with the general appearance and character of the host dwelling and surrounding dwellings with regards to design, scale, roof style, materials and architectural detailing.

The South (rear) and West (side) elevation of the remodeled property are more contemporary in design, with larger window/door openings to allow solar gain and also flood the property with natural light. These side and rear elevations however will present new materials (EWI render – facing finish and blue slate – roof finish) with materials that are common in the locality.

The extension will not disrupt important views of the adjacent listed buildings, 46 & 48 Town Gate, or appear unduly prominent.

The other proposed alterations including those to the roof structure/form, the proposed external wall insulated rendering, the re-slating of the new roof along with the replacement of the existing windows and

doors would, we contend, also enhance the appearance of the host dwelling which currently appears quite dated. In so doing the proposals would, we contend, actually improve the setting of the adjacent listed buildings and the character of the Conservation Area rather than causing any undue harm to their significance, including setting.

The proposed development is therefore considered to be acceptable in relation to heritage impact and accords with the aims of Chapter 16 in the NPPF and Local Plan Policy LP35 (Historic Environment).

CONCLUSION

This application seeks planning permission/conservation area consent for the erection of a single storey extension, alterations and slight extension to the roof, removal of the flat roof bay window, external wall insulated render, natural stone refacing to the front elevation and replacement windows and doors.

As referred to within this statement, we contend that the proposals are acceptable in relation to visual amenity, residential amenity, heritage impact and highways matters. The proposals accord and comply with all relevant local and national policies.

Within the previous applications' case officer report, the primary and only concern was the perceived potential damage to the protected Sycamore tree on site. Following further arboricultural assessment and significant amendments within the proposals in response to these concerns, we contend that any potential harm is successfully eliminated. Solar panels and roof lights are no longer included which also removes any concern with their inclusion in connection with the Sycamore tree.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A

PROPERTY PHOTOS (25/01/2023)









