AK PLANNING

TOWN PLANNING CONSULTANCY

Heritage Statement

Rose and Crown Inn

Knowl Road, Golcar

HD7 4AN

Introduction

This statement has been prepared by AKPlanning in support of a planning application for the erection of 7 dwellings and associated infrastructure following partial demolition of existing public house (within a Conservation Area).

It has been written in accordance with paragraph 200 of the National Planning Policy Framework (NPPF), which states: -

200. *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Site Location and Description

The Rose and Crown is a vacant former public house located close to the centre of Golcar. It is adjacent dwellings and the Liberal Club. It is shown on the aerial view below: -

The building is 2 storeys high with the main facade facing onto the road and several extensions to the rear. The photographs below show the front and side of the building: -

Front Elevation

Side elevation showing single storey right angle extension.

Identified Heritage Assets

The site lies within the Golcar conservation area as shown on the plan below: -

Opposite the site is a Grade II Listed building, this is a former school now converted to dwellings. The listing reads as follows.

1864 (dated). Church school. Hammer dressed stone. Rusticated ashlar quoins. Pitched slate roof. Stone copings to gables on moulded footstones. Ball and stalk finials. Moulded stone brackets. 1/2 storeys (and basement). Central part: Single storey, east-west orientation with north-south single storey wing to west and 2 storey wing to east. North side: Central part has central porch with pitched roof with date: 1864. To each side are two 2- light windows with pointed arch, Y-tracery and diamond glazing. Wing to east: Three large windows to ground floor with stone mullion and transom. Upper floor has three windows with pointed arched heads and Y-tracery, (centre window larger with relieving arch over). 2 storey hipped roof extension on west side with five 2-light stone mullioned windows with semi-circular heads and hood moulds. Wing to west: Small single storey hipped roofed extension. Two windows with pointed arched head and Y-tracery with diamond glazing. North gable has single opening in gable apex with pointed arched head. South side: Eight windows with pointed arched heads and Y-tracery with diamond glazing. Basement level has several doorways (some part blocked) and various single and 2-light windows. South gable of east wing has four single lights at basement level and three

windows with stone mullion and transom to ground floor. Upper floor has three windows with pointed arched head and Y-tracery with diamond glazing (centre light larger with relieving arch over). West elevation: Central gable with two pointed arched windows as above and one mullioned and transomed window as above. East elevation: Seven pointed arched windows, as above, and small light in gable apex.

The Conservation Area does have an appraisal and this states the following about the Knowl Road area: -

Knowl Road has important vistas from Golcar overlooking the surrounding countryside. This view reinforces the importance of including the open countryside of Golcar Edge in the conservation area. The topography of the area creates a strong vertical emphasis, acting as a barrier to large-scale industrial development.

There is nothing specific noted about the Rose and Crown which is considered to be non-designated heritage asset.

The Proposals

It is proposed to demolish the rear and side extensions to the pub to erect 5 new dwellings and to convert the remaining two storey pub building to two dwellings.

Planning Policies

The NPPF has the following relevant policies: -

205. 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.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…

***208.** 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.*

The Kirklees Local Plan (adopted 2019) contains the following relevant policies.

Policy LP35 requires any development affecting a designated heritage asset to preserve or enhance the significance of the asset. 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.

LP24 requires the form, scale, layout and details of all development to respect and enhance the character of the townscape, heritage assets and landscape.

Planning History

The site has already received Outline Planning Approval for 7 dwellings. Application Number: 2022/60/90469/W.

Heritage Impact Assessment

The site has outlined planning permission for the erection of 7 dwellings. A layout plan was granted within this outline approval. The proposed layout plan in the current full application is similar to the approved plan. We therefore conclude that in principle the heritage impact has been agreed as being acceptable.

This current application has also been the subject of comprehensive comments from the conservation and design team at Kirklees planning (the Local Planning Authority (LPA)). The comments received have resulted in some changes to the proposed plans and they also requested that a heritage impact assessment was submitted.

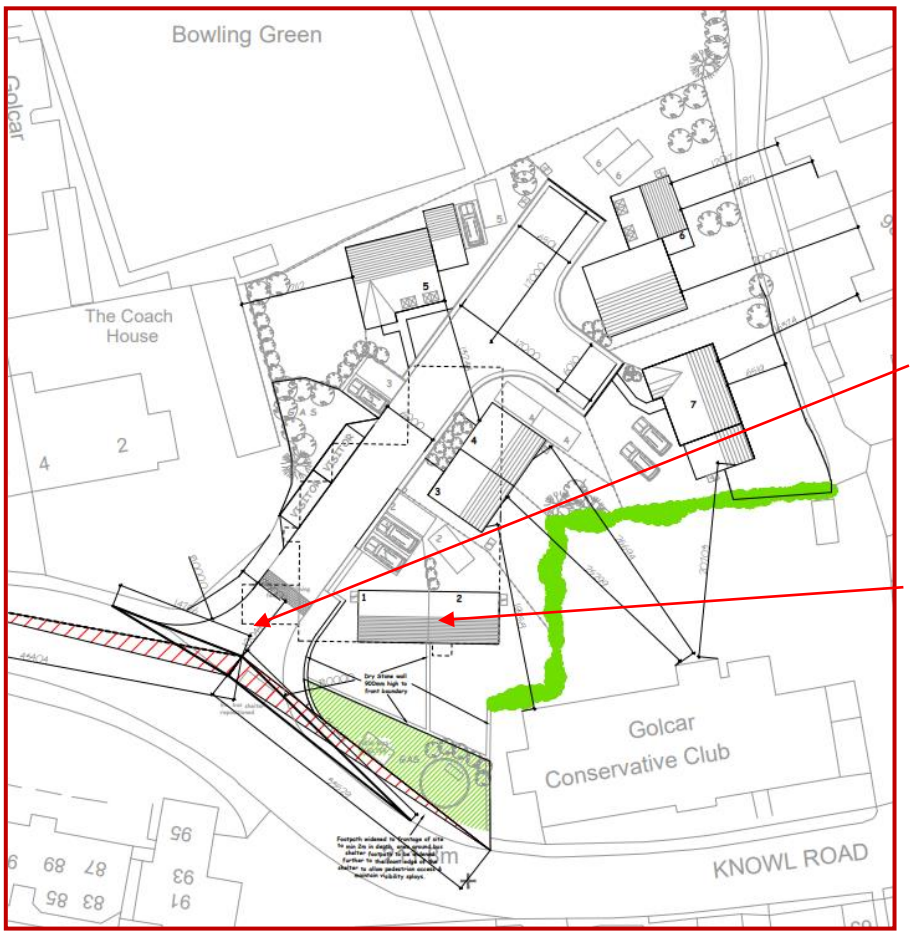
Historic Maps from 1850 show the Rose and Crown (albeit in a different configuration).

The historic Inn has been in situ since before 1850 and form part of the character and significance of the conservation area which is described as organic and without formal planning. The open space at the front of the building also adds to this character albeit this is somewhat diminished by the use as a car park and lack of any landscaping.

We have not carried out an internal inspection of the building but the front elevation has been rendered. Much of the character of the front and side elevations of the building deride from the retained materials (stone and slate) and mullioned window openings with architectural features such as corbels.

Within the previous outline application, it was determined that partial demolition to create the access along with conversion would have a less than significant impact on the non-designated heritage asset and the conservation area. It was concluded that the less than substantial harm to the character of the conservation area is outweighed by the public benefits of providing access to a vacant site and unlocking its potential (paragraph 208 of the NPPF and LP35 of the Kirklees Local Plan).

The current proposal follows the same form as the approved outline which is shown below.



All proposed new dwellings are located behind the retained section of the Inn.

The proposed new access is in the same place.

Plots 1 and 2 are conversions of the existing building.

The character of the conservation area is retained and improved by the conversion of part of the existing building, the use of appropriate materials and importantly hard and soft landscaping improvements to the appearance of the open space in front of what would be the new dwellings.

Given the proposed improvement in the street scene we draw the same conclusion with regard to the impact on the listed school building opposite (which is now residential properties).

It is our conclusion that the biggest impact on the character of the conservation area will be the loss of the western part of the Inn and the creation of a new access. It has already been concluded within the online application that this impact is less than significant and given the public benefits complies with planning policies. To further mitigate this the use of dry-stone walls to create a hard landscaping frontage that would be appropriate in appearance has been incorporated in the application.

The new dwellings to the rear will be visible especially when viewing the site from the West along Knowl Rd. Again, this is as shown on the approved outline application and appropriate materials are to be used which would have a less than significant impact, and be acceptable given the public benefits already identified.

Part of the Rose and Crown Inn is retained, this is located at the front of the site, it is considered that the loss of the extensions to the rear has a less than significant impact on the non-designated heritage asset which is justified by the creation of the access.

The impact on the listed building opposite is also less than significant as much of the character of the site frontage is retained (and improved) by keeping part of the Inn and improvements to the open space. The conclusion is that the impact on the listed buildings is less than significant and is justified by the creation of the new dwellings.

Conclusion

Although this is a full application it follows the design concepts of the original outline approval which were deemed to have a less than significant impact on all heritage assets.

Requested amendments to the details of the design of the houses have been carried out and it is concluded that the less than significant impact on the conservation area, the non-designated heritage asset and the listed building, is justified by the creation of seven dwellings in accordance with both national and local planning policy.

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