

Address: The Mansion Storthes Hall Storthes Hall Lane Huddersfield HD80PR

About the application

Application number: 2024/90914	
What is the application for?:	Demolition of existing dwelling and erection of detached dwelling with associate
Address of the site or building:	Dale Bank, Storthes Hall Lane, Kirkburton, Huddersfield, HD80PR
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>As the owner of the Grade II property and land to the East of the application (Storthes Hall [Formerly 'The Mansion']), I am in general support of the renovation of Dale Bank from the current derelict status. However, I have objections and comments to be considered and resolved prior to application approval.</p> <p>1) I do not agree with the boundaries of the application as shown on the Parker Peel drawings – the Eastern Borders do not concur with my title deeds WYK693898, or other supporting documents from Lithos Consulting (Ordinance Survey Plan). Western Boundaries also differ significantly, but these are not of my concern. The submitted architectural designs should reflect accuracy for your considerations. I understand private property rights are not considered, but any application should not be approved prior to accurate plans of title agreed.</p> <p>2) Dale Bank does fall within the amenity curtilage of historic Storthes Hall (The Mansion). The application references Kirklees Policy LP 35 for historic environment – however, the report considers the current poor visual condition of Dale Bank to not warrant consideration to the historic environment. i.e. 'Anything' is better than the current derelict appearance. I concur that the current condition is a detraction, but the replacement should be considered within the historic environment as it nestles between both Storthes Hall (The Mansion), and the historic Lodge House and gate piers/gates (and further historic buildings within Storthes Hall Digs campus) to the northwest.</p> <p>The Hip Roof design in Terracotta, rendered walls and large windows are not within keeping of the surrounding historic buildings, only to the current derelict 1950's Dale Bank to be demolished.</p> <p>The applicants' "Built Heritage Statement" notes in 2.07 that Historic England advocates a staged approach to decision-taking in applications affecting heritage assets, if the assertion that Dale Bank replacement is irrelevant within the historic environment is NOT upheld, then the mitigations, avoidance etc of negative impacts must be addressed.</p>	

- 3) Several references in the application to a Self-Build status – is this an outline plan open for a self-builder to modify/apply for variation? Or a firm plan with removal of variation rights? Given point 2 and point 5, extreme care should be given to prevent scope creep. I object to an outline or vague approval.
- 4) At the centre and heart of the development area there is a mature Tree Preservation Order section (shown as 'Mature Trees in mixed scrubland' in the habitation classification map). The environmental report notifies this as a 'Notable Green Infrastructure and Wildlife Corridor' – the application only refers to this by reference of the Construction Phase to 'implement measures to protect' but does not specify what these are or their effectiveness. The current application does not adequately protect the existing valuable mature Green Infrastructure and corridors.
- 5) The application recognises that it conflicts with Kirklees Local Plan LP57 being materially larger than the current dwelling. i.e. current size is 1085.3m of built development that will increase to at least 1,697.2m for the proposal and allowing 2,147.6m of built development after existing permitted development rights have been considered – i.e. up to 97.9% larger build than current dwelling. I object to the extensive change in scale from the current dwelling.
- 6) In combination of point 4 and 5, the proposal is to demolish the existing dwelling and replace it with a much larger dwelling much closer to the TPO greenspace and root infrastructure. Larger runoff and foundations threaten the TPO greenspace, and I object to the threat of these assets.
- 7) The Environmental assessment was conducted in February. Bats are known (and referenced) in the area but surveys are to be undertaken between May and September – so have not been done. Access to the existing building was also not provided for a physical inspection of the open roof spaces/walls etc. The environmental impact is therefore more a 'desktop opinion' and cannot be relied upon.
- 8) The supplied Preliminary Ecological Appraisal identifies its own major limitations of the 'Survey' – Time of year (February), No Access to Dale Bank Dwelling, No Information from Natural England on Ancient Woodland, Priority species not included unless identified from desk study, only incidental observations of notable plant species or habitat characteristics were recorded, No information on Veteran Trees etc – all make the appraisal a 'description of site characteristics' rather than a true survey. I do have evidence of within the adjacent Storthes Hall land include, Newts, Deer, Badgers, Foxes, Buzzards & Owls to name some of the photographed main Fauna I have taken in the near vicinity in the past weeks. As the Green Infrastructure at the centre and edges of the development provide 'notable connectivity and wildlife corridors across the landscape' a proper ecological impact survey/study should be conducted to ascertain the extent of the threat this development imposes, and the proper assessment of the existence/roosting/nesting sites of further species of flora and fauna including bats etc. The report concludes that further survey is required to inform the overall assessment and to confirm the mitigation necessary for bats – yet also concludes that 'mitigation measures' will result in 'no net loss in biodiversity' and 'no significant residual impact' is to be expected. I object to the reports 'flippant' conclusion.

9) I am advised that Dale Bank building and grounds (and that of Storthes Hall Student Campus) have a covenant upon them at sale that they must be for Educational use. This must be expired or varied prior to application approval.

Whilst I am supportive of the transformation of the derelict dwelling, this cannot be at the cost of ignoring Kirklees Local Plan, Environmental impact and the Historical Environment.