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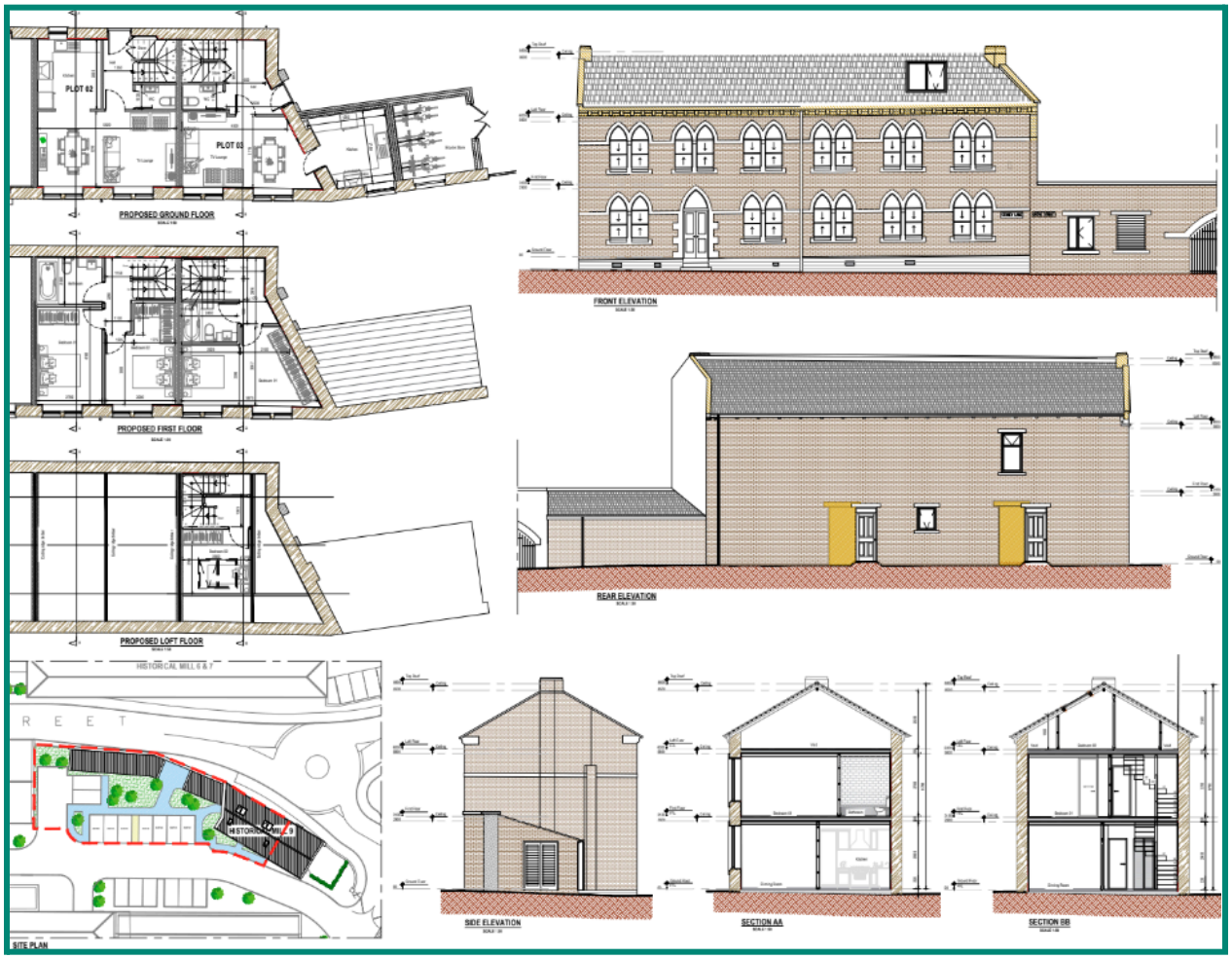
SUPPORTING STATEMENT

15th July 2024

Listed Building Consent for the Addition of Velux Windows in the Roof



Historic Building 9, Parkwood Mill, Stoney Lane, Longwood, Huddersfield, HD3 4ZQ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Virtu Homes

CONTENTS

1. THE APPLICATION SITE & SURROUNDING AREA 3

2. THE PROPOSAL 3

3. PLANNING POLICY & ASSESSMENT 3

4. CONCLUSION 3

1. THE APPLICATION SITE & SURROUNDING AREA

1.1. Parkwood Mills is located approximately 4km to the east of the centre of Huddersfield, in the Longwood area, centred on Ordnance Survey Grid Reference SE 10446 16854 (Figure 1).

1.2. The mill complex is situated on both sides of Grove Street, with some buildings on Stoney Lane.

1.3. Historic Building 9, which is the subject of this report, is situated at the junction of Grove Street and Stoney Lane

1.4. Parkwood Mills is designated as a Grade II listed building (first listed in December 2002) and is located within Longwood Edge Conservation Area.

2. PLANNING HISTORY

2.1. 2011/65/91359/W1 Listed Building Consent for alterations to redundant stable block to form dwelling (within a Conservation Area). Appeal dismissed

2.2. 2009/65/90615/W1 Listed Building Consent for Conversion of Mill 5 to 22 apartments with 8 car parking spaces at ground level. New entrance porch and alterations to Mill 6 & 7 (within a Conservation Area). Approved

2.3. 2009/62/90619/W1 Conversion of Mill 5 to 22 apartments with 8 additional car parking spaces at ground level. New entrance porch and alterations to Mill 6 & 7 (Listed Building within a Conservation Area). Approved

2.4. 2008/65/92245/W1 Listed Building Consent For Conversion Of Mill 5 To 22 Apartments With 8 Car Parking Spaces At Ground Floor Level, 2 Cottages, New Entrance Porch To Mill 6 And 7 And Alterations (Within A Conservation Area). Withdrawn

2.5. 2008/65/90338/W1 Listed Building Consent For Conversion Of Mill To 26 No. Apartments With 9 Car Parking Spaces At Ground Level, Visitor Parking And Associated Works (Modified Proposal) (Within A Conservation Area). Withdrawn

2.6. 2005/65/93392/W1 Listed Building Consent For Demolition Of Mill Outbuildings And Conversion Of Mill Buildings To 166 Apartments/Dwellings (Within A Conservation Area). Approved

2.7. 2003/65/94668/W1 Listed Building Consent For Demolition Of Part Of Mill. Approved

2.8. 2003/62/93173/W1 - Change Of Use And Refurbishment Of Mill Buildings To 94 Dwelling Units. Outline Application For Erection Of 21 Dwellings And 9 Apartments Including Demolition Works. Approved

3. THE PROPOSAL

3.1. The proposals relate to the insertion of velux windows into the east facing slope of the roof of a former office building, referred to in this report as 'Historic Building 9'.

3.2. The building was last used as an office building and is currently being renovated to create three cottages under the original consent 2005/65/93392/W1.

3.3. The proposal is for the velux windows to be installed to facilitate the internal conversion of the loft into bedrooms, to fit with the necessary light and window requirements in residential buildings.

4. PLANNING POLICY & ASSESSMENT

4.1. National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2023.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

4.1.1. Chapter 16 - Conserving and Enhancing the Historic Environment

Paragraph 196 of the NPPF states that:

> *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
>
> *a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
>
> *b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
>
> *c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
>
> *d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

4.1.2. This proposal is in accordance with the original consent for the conversion of the parkwood mill site, which includes this building and others around the site. This previously approved application discussed the reasoning for the conversion, as it will enhance the historic environment of the mills. The current site is derelict and heading towards disrepair with many of the buildings currently in unsafe condition. The

conversion of the site will conserve and enhance the historic heritage of the buildings and the area, and will positively impact and enhance the desirability of the surrounding area. The implementation of the Velux windows will further enhance Historic Building 9 as it will enhance the conversion into the cottages to ensure the correct and necessary residential requirements are implemented in terms of light and windows.

4.1.3. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building.

4.2. Local Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

LP 35 Historic Environment states that the development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.

The associated heritage assessment and report of this proposal has found that the proposed works are minimal and justified, and the external works will enhance the listed building. It is therefore felt that the character and appearance overall of Historic Building 9 is maintained, and that the public benefit would outweigh any harm. Please see attached heritage report for further detailed information.

5. CONCLUSION

5.1. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the potential harm.

5.2. It is therefore requested that this application is approved in accordance with the information submitted.

Produced & signed by: Anna Taylor Ba (Hons)

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Ref: Supporting Statement

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