

# HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

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location	19 Hanging Royd, Wellhouse, Golcar, Huddersfield, HD7 4JJ
application	Removal of Front Conservatory and Erection of Replacement Extension Within Conservation Area.
client/applicant	Mr. & Mrs. J Haigh
job number	22/973
date	July 2024

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Ltd  
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## INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the planning application for the proposed removal of front conservatory and erection of replacement porch extension within the Wellhouse Conservation Area at, 19 Hanging Royd, Wellhouse, Golcar, Huddersfield, HD7 4JJ.

The application seeks planning/conservation area consent for the removal of an existing front white Upvc conservatory and erection of a new in-keeping replacement extension on an unlisted building within a Conservation area.

The proposals have been arrived at with three principle driving factors in relation to the previously approved application.

1. To improve the aesthetic values of the dwelling in relation to the Conservation Area.
2. To improve the thermal efficiency of the dwelling.
3. To achieve a higher coherency of architectural typology in the Green Belt and Conservation Area.
4. To provide a more functional Porch (the existing conservatory has been used as a porch) for the occupants who farm the adjoining land and require such a space for changing, drying space and for their dogs.

Mr & Mrs Haigh wish to take this opportunity to enhance their property aesthetically to create a more architecturally coherent, thermally efficient, secure and in keeping dwelling.

The existing conservatory currently impacts negatively aesthetically and thermally with the main construction material of white UPVC framework, a polycarbonate roof and double glazed units/doors.

The proposal includes to remove the existing conservatory entirely which we contend will improve the visual amenity within the Green Belt/conservation area setting. The proposed replacement porch presents less additional mass than what is being removed to ensure that the overall mass is subservient to the existing and thus benefitting the Green Belt visual amenity and sprawl.

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**

The scale (height) of the host property as a whole will increase slightly with the change in roof materials to accommodate for a different roof pitch, which in turn allows the proposal to use a more in keeping set of materials. However, as the previous application has a circa 4m<sup>3</sup> reduction of total volume upon implementation and the offset of 300mm on the existing footprint, the addition of the replacement porch still falls below the total volume of the existing property.

The 300mm set back we contend is at its most prominent location. The principle front elevation faces away from the highway but the side of the existing conservatory is visible from the public highway. This 300mm set back reduces this prominence. Refer to photos in appendix a of this statement.

## **DESIGN/APPEARANCE**

The proposals aim to improve the overall appearance, security, thermal ability and longevity of the dwelling in relation to the Green Belt and the Wellhouse Conservation Area.

The removal of a white UPVC conservatory and replacing with a natural stone porch on a smaller footprint with in keeping materials to ensure the overall outcome of the project achieves the highest visual outcome.

## **LANDSCAPING**

The landscaping will remain as existing as part of the proposals

## **ACCESS/HIGHWAYS**

No changes to access will be made as part of the proposed scheme.

## **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 replacement of the porch.

These include;

- Greater thermal efficiency.
- Use of highly recyclable materials.
- Improving the visual context of the locality.
- Use of natural materials as opposed to plastics.

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.

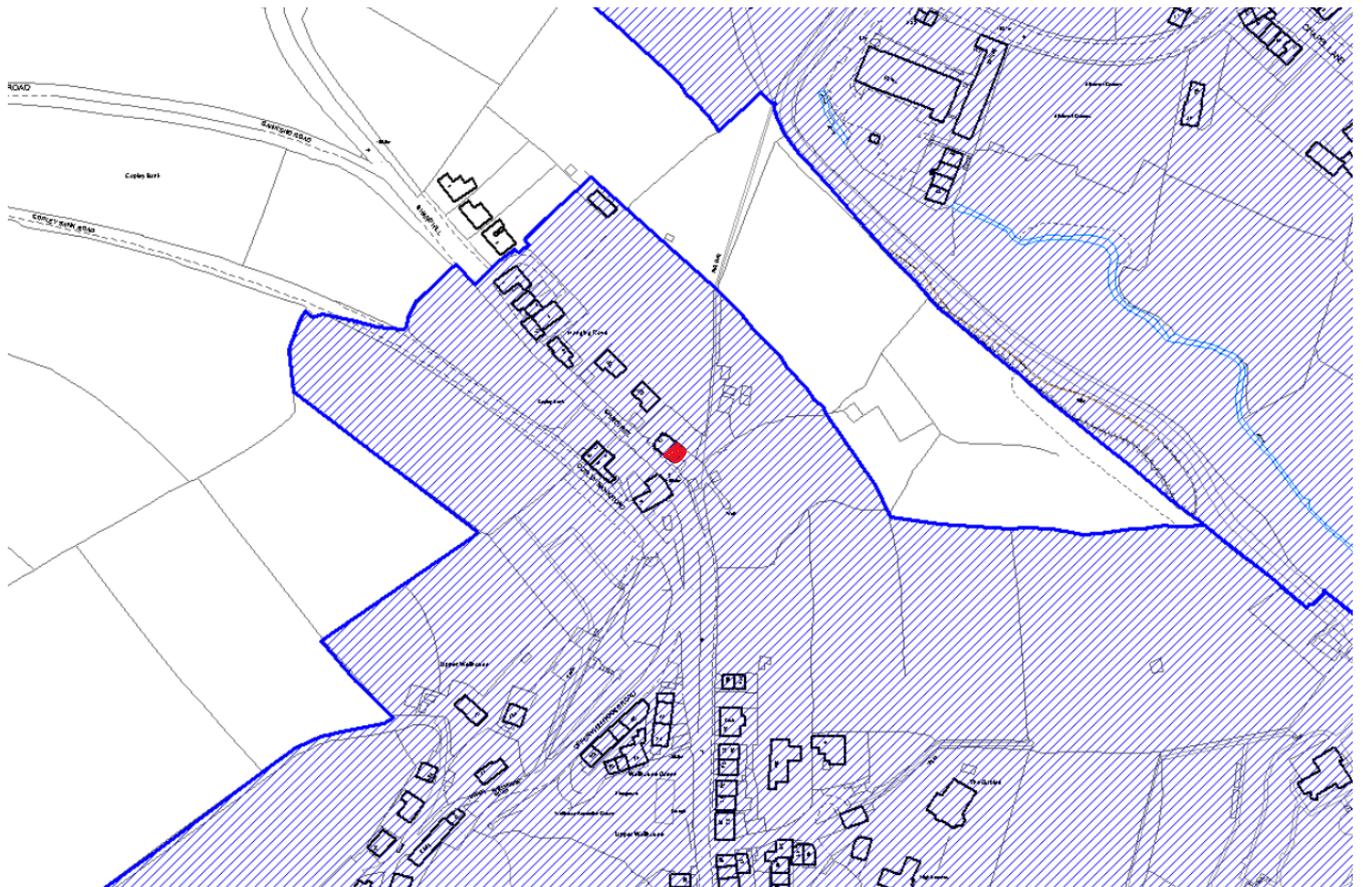
## PLANNING HISTORY

The planning history relating to this property on the publicly accessible website are the following applications;

- [2024/62/91059/W](#) - Erection of first floor side extension to existing dwelling with alterations and demolition of detached garage (within a Conservation Area) – **Application Approved Not yet implemented**
- [2022/92838](#) - Demolition of conservatory and side extension and erection of two storey side and part rear extensions and porch with external alterations within a Conservation Area – **Application Withdrawn**
- [2018/93835](#) - Tree works application– **Application Approved**
- [2006/94736](#) - Erection of single storey extension to rear and first floor extension to side within a Conservation Area – **Application Refused**

## HERITAGE IMPACT ASSESSMENT

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



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 and west of 19 Hanging Royd, No.15,11 7 & 9 Share Hill Road are grade II listed buildings as is No.10 to the west on Copley Bank Road.

The listing description for these nearby properties is as follows;

SE 01 NE SHAREHILL ROAD Upper Wellhouse 2/426 Golcar

- No 15

GV II

Early to mid C19. Some rebuilding. House, part of group. Hammer dressed stone (part rendered). Pitched stone slate roof. 2 storeys. North east elevation has: ground floor; central doorway with stone surrounds and tie-stones. One 4-light stone mullioned window, one 3-light stone mullioned window. First floor; two 2-light stone mullioned windows; one 5-light stone mullioned window. South west elevation has: former entrance with stone surrounds. One 2-light stone mullioned window. South east gable has: one 2-light stone mullioned window. North west gable rendered.

Listing NGR: SE0951115398

SE 01 NE SHAREHILL ROAD Upper Wellhouse 2/425 Golcar

- No 11

GV II Mid C19. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gable to SW. Stone brackets. 2 storeys. South east elevation has: ground floor; entrance with stone surrounds. One 3-light stone mullioned window. First floor; one 5-light stone mullioned window (continuous sill band). North west elevation has: ground floor; one 2-light stone mullioned window (1 light blocked). First floor; one 3-light stone mullioned window (1 light blocked). South west gable; has one 2-light stone mullioned window (1 light blocked).

Listing NGR: SE0949815408

SE 01 NE SHAREHILL ROAD Upper Wellhouse 2/424

- No 9

GV II

Datestone 1849. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets on string course. 2 storeys. South east elevation has: ground floor; central doorway with stone surrounds. Two 2-light stone mullioned windows. First floor; two 3-light stone mullioned windows, one 4-light stone mullioned window (continuous sill to both windows). Datestone to first floor; stone plaque with inscription B T & M 1849.

Listing NGR: SE0950415412

SE 01 NE COPLEY-BANK ROAD Golcar 2/122

- Nos 2,4,8 & 10

- II

Early to mid C19. Back to back group. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gable. Stone brackets. 3 storeys (ground and first floors back to earth). North east elevation has: ground floor; central doorway with stone surrounds and tie-stones. Two 3-light stone mullioned windows with continuous sill and head. First floor; one 3-light stone mullioned window; one 5-light stone mullioned window. Second floor; one 3-light stone mullioned window; one 5-light stone mullioned window. North west gable has: first floor; one 2-light stone mullioned window. Second floor; one 3-light stone mullioned window. Attic; one 2-light stone mullioned window. South west elevation; second floor; three entrances with stone surround and tie-stones (one part blocked). One 2-light stone mullioned window; one single light (blocked).

Listing NGR: SE0952415356

The properties to the north as not directly neighbouring, we contest that any proposed works will not affect or impact their heritage. No10. On Copley Bank Road due to the steep gradient of the surrounding topography would also not be impacted as a result of the proposals.

The property offers little in terms of significant historical features worthy of preservation. The current design and materials used on the conservatory offer no contribution to the conservation area setting. The benefit of the proposals will create a more in keeping and beneficial aesthetic in relation to the visual openness of the Green Belt and improve the visual amenity of the Wellhouse Conservation Area.

The roofs on other properties within the locality are pitched and most commonly finished with stone. We propose, as part of the proposed replacement extension, a natural blue slate covering will be used.

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 of the conservatory are to be removed. Removing this will create a greater visual amenity and coherent architectural context of the Wellhouse Conservation Area.

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 improve the character and appearance of the property and site, enhance the setting of the nearby listed buildings, preserves and improves the visual amenity of the Conservation Area.

The principle front elevation is in keeping with the general appearance and character of the host dwelling subject to implementation of application [2024/62/91059/W](#) on the surrounding dwellings with regards to design, scale, roof style, materials and architectural detailing.

The South East (side) elevation will be improved by removing the white UPVC mass and replaced with natural stone to provide a greater visual aesthetic and ensure a greater in keeping with the Conservation Area.

The extension will not disrupt views of the close-by listed buildings or appear unduly prominent.

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**

The application seeks planning/conservation area consent for the removal of front conservatory and erection of replacement extension within Conservation Area.

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. We have contest that we have taken into consideration comments and advice from KMC to provide a scheme that will provide a benefit to the homeowners, the Wellhouse Conservation Area and the Green Belt.

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

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

## **APPENDIX A**

PROPERTY PHOTOS (25/01/2023)





