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Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

**LAND OFF EDGERTON ROAD
EDGERTON, HUDDERSFIELD**

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1. INTRODUCTION

- 1.1 This statement is submitted in support of a Section 73 application submitted by Jones Homes (Yorkshire) Ltd to vary the approved plans relating to the development of 41 dwellings on land at Edgerton Road, Edgerton, Huddersfield.
- 1.2 The purpose of this statement is to assess the relevant planning policy issues, the significance of the heritage asset, the impact of the development on the heritage asset.

2. THE SITE AND SURROUNDINGS

- 2.1 The site is predominantly greenfield land which slopes down from Edgerton Road at its southern boundary to a point broadly level with Clayton Dyke at its northern boundary. The site adjoins Queens Road at the eastern boundary and a public footpath at the western boundary.
- 2.2 Outline planning permission for the erection of 41 dwellings with associated works was granted on appeal on 11 September 2015.
- 2.3 An amended outline application which sought the variation of condition 23 on the outline permission (highway junction works) was granted by the Council on 1 September 2017.
- 2.4 Prior to the amended outline permission, reserved matters approval pursuant to the original outline permission was granted by the Council on 21 April 2017. This included approval of the detailed layout of the scheme. Condition 1 of the approval

required the development to be carried out in complete accordance with the approved plans. Condition 2 omitted Plot 38 from the approval.

- 2.5 In the period since there have been a number of applications submitted to discharge the relevant planning conditions on the outline and reserved matters approvals. Details relating to all of those conditions have subsequently been approved.

3. PLANNING POLICY AND STATUTORY CONTEXT

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 3.2 The statutory development plan consists of the Kirklees Local Plan which was adopted in 2019.
- 3.3 Policy LP35 advises that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.
- 3.4 The Government published the latest version of the National Planning Policy Framework in December 2023.

- 3.5 The Framework defines heritage assets as buildings, monuments, sites, places, areas or landscapes. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.
- 3.6 Paragraph 200 advises 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.
- 3.7 Paragraph 205 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

4. HERITAGE CONTEXT

- 4.1 The site lies within the Edgerton Conservation Area. There is a Conservation Area Appraisal which supports the designation. The Conservation Area was designated in 1976.
- 4.2 The Conservation Area Appraisal advises that the predominant character is one of a leafy Victorian residential area with large detached houses set in generous grounds.

- 4.3 The site falls within character area 2 which the Appraisal says is distinctive for its large areas of open space and the limited number of buildings.

5. DESCRIPTION AND SCOPE OF PROPOSALS

- 5.1 The application seeks the variation of condition 1 on the reserved matters approval granted under application number 2017/90190.
- 5.2 The approved plans were for the development of 41 detached dwellings (although with Plot 38 excluded) served by a main access road leading from Queens Road at the eastern end of the site, and a secondary access extending from Deveron Grove. The approved plans contained seven different house types.
- 5.3 The proposals in this S73 application seek to substitute the approved houses for the applicant's own house types.

6. ASSESSMENT OF PROPOSALS AND HERITAGE IMPLICATIONS

- 6.1 The starting point in assessing the heritage implications of the proposal is with the existing status of the site, specifically the extant approval for the erection of 41 dwellings.
- 6.2 The latest approved site layout is drawing number 1414-100 rev JJ. This shows a main spine road running through the site with detached houses to either side, with the road then branching off at its western end to both the north and south with houses again to either side. There are also four plots (nos 6 to 9) which are served from Deveron Grove. There are two dedicated areas of Public Open Space provided

- as part of the approved development, the largest of which is adjacent to the southern boundary at Edgerton Road.
- 6.3 The proposed plans in the S73 application (drawing number 2489-1-001 rev H) follow a very similar layout to that which was approved in the 2017 reserved matters application, with any revisions to the layout being extremely minor and not impacting at all on the originally approved scheme. The road layout is retained as approved with the same arrangements including the access to four plots off Deveron Grove. The areas of public open space remain as approved.
- 6.4 With regard to house designs and materials, the approved plans contained seven different house types, predominantly two storey plots but with one split level two and three storey plot (number 15 on the approved layout). The main design was for houses with gable roofs, but there were also hipped roof designs incorporated into some of the house types. Bedroom units for the approved houses were mainly a mix of 4 and 5 bed units with one 3 bed unit. There were also a mix of detached and attached garages, as well as integral garages. The approved materials were natural stone and Eternit Rivendale slates.
- 6.5 The plans in the S73 application retain the general design of the approved scheme, with again predominantly two storey plots and with one split level 2/3 storey plot (plot 15), and with seven house types, all as already indicated to suit the developers own house designs. Garages remain a combination of detached, attached and integral. Materials will remain as approved.
- 6.6 Based on the above the layout, design and materials of the proposals in this application can be considered to preserve the character and appearance of the

conservation area and therefore can also be considered to be compliant with Policy LP35 of the Local Plan and the objectives of the NPPF, as set out in paragraphs 200 and 205.

6.7 Accordingly there will be no harm caused to the heritage asset from the development.