



ARCHITECTS & INTERIOR DESIGNERS

Date: October 2024

## Planning Support and Heritage Statement

Project: Land Adjacent to Nabbs Lane, Slaithwaite, HD7 5AU

Job No. 3594

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## 1. Introduction and Background

1.01. This document has been prepared to support an application for planning approval for a new build dwelling on the building plot at the junction between Nabbs Lane and Church Street – north-west of Slaithwaite town centre. The site is within the Slaithwaite Town Centre conservation area.

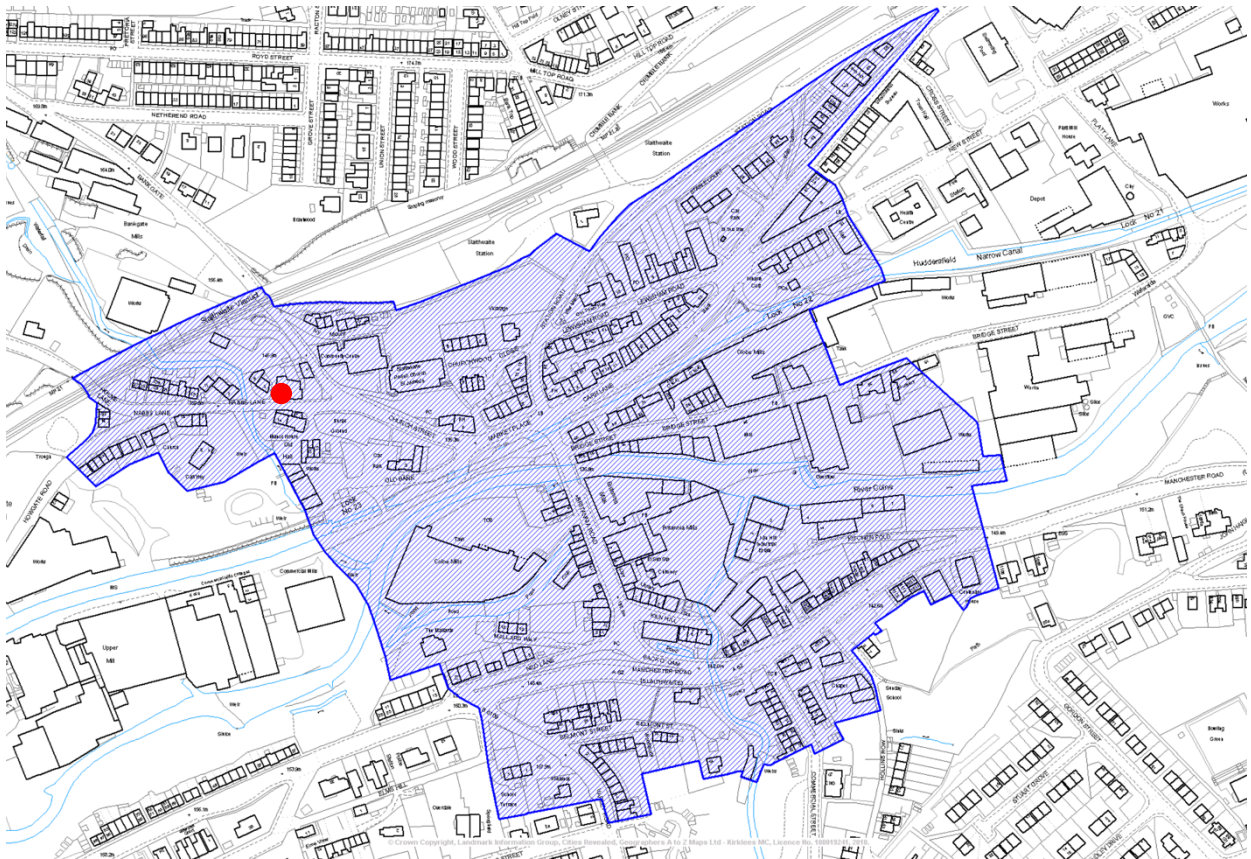


Figure 1: Application site shown by red dot in context of Slaithwaite Town Centre Conservation Area

1.02. The application site is a small, currently unoccupied site adjacent to the Silent Woman Public House. Although the site has received Outline Planning Approval in 2022 for a residential development (2022/90854) the site is currently vacant and overgrown with plants and weeds.



Figure 2: aerial view of site as existing



Figure 3: Google Street View image of site as existing

1.03. Historical images show that the site was formerly occupied with a 3-storey industrial building. Map regression shows that the building was demolished sometime between 1960 and 1980 for unknown reasons.

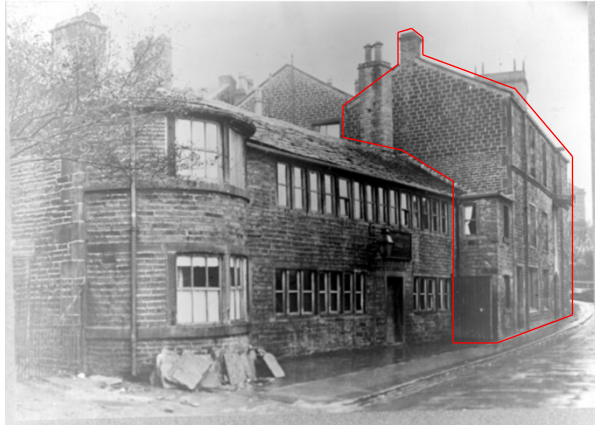


Figure 4: Huddersfield - k015501 (Kirklees Image Archive, n.d.)

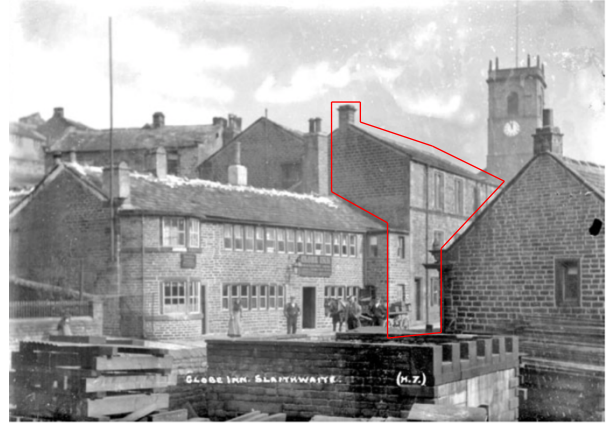


Figure 5: Globe Inn, Slaithwaite, Huddersfield - k003232 (Mr Smith Carter, 1910, retrieved from Kirklees Image Archive)



Figure 6: Britain from Above - EAW018228 ENGLAND (1948). Upper Mill and environs, Slaithwaite, 1948.



Figure 7: The Globe, Slaithwaite, Huddersfield - k024338 (Graham Slater, C.1960, retrieved from Kirklees Image Archive)

1.04. As aforementioned, to the west of the site is the Silent Woman Public House (originally known as 'The Quiet Woman' and later 'The Globe' until the 1970s). Although, according to 'Huddersfield Exposed', there has been an inn on this site since at least 1790 (a date stone on the building suggests it was erected in 1782), in the early 20<sup>th</sup> century building was drastically altered (possibly demolished and rebuilt), with the date stone suggesting this work took place in 1926. As can be seen in Figures 4,5,6 and 7, the current building bears no resemblance to the original building and is not listed. To the north of the site is a private residential dwelling, Bankgate Cottage which was extended in 1987. (87/009660 | 87/01669)

- 1.05. Nabbs Lane runs for approximately 170 metres from the application site to the viaduct, at which point it becomes Holme Lane. Other than The Silent Woman Public House, all of the buildings with frontages directly onto Nabbs Lane are residential dwellings.
- 1.06. There are several listed buildings surrounding the site, including the Grade II\* listed Manor House and Grade II listed Lock Up to the south of the site, on the other side of Nabbs Lane. As well as this, the site is overlooked from the east by Grade II listed Church of Saint James on Bank Gate and from the north/ north - west by Grade II listed Slaithwaite Viaduct.



Figure 8: Map of surrounding area showing listed buildings with blue pins. Application site shown with red boundary

- 1.07. The proposed development will have no detrimental effect to any of the existing Listed buildings in the surrounding area and specific efforts have been taken to ensure that the design is sympathetic to the character of the conservation area. This is further detailed in following sections.

## **2. Policy**

- 2.01. With regard to the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, the most pertinent policies relate to the location of the application site within a conservation area.
- 2.02. Policy LP35 of the Kirklees Local Plan emphasises the importance of Heritage assets and stresses the need to ‘ensure that proposals within Conservation Areas conserve those elements which contribute to their significance’. Due to the fact that the site is currently unoccupied, the proposed development poses no threat to remove, harm or undermine existing historical buildings or significant elements within the conservation area. The proposal seeks to positively enhance the surrounding area by complementing the general character of the town. The way in which this improvement is to be achieved is elaborated in the following sections.
- 2.03. The NPPF also places emphasis on the importance of good design. In line with Policy LP24 of the Kirklees Local Plan, the proposed development will respect and enhance the character of the townscape and conservation area as is detailed further in point 3 of this document.
- 2.04. The Kirklees Local Plan also emphasises the need to reuse ‘brownfield land to meet development needs and support the regeneration of areas’. The proposal conforms to this policy.
- 2.05. In point 4.2 Vision of the Kirklees Local Plan, there is emphasis on the need for high quality housing with access to local facilities via walking or public transport. The proximity of the application site to the centre of Slaithwaite ensures that the proposed scheme will be in line with the development aspirations of the council.

## **3. Conservation and Design (Amount, Scale, Layout, and Landscaping)**

- 3.01. In line with Policy LP24a of the Kirklees Local Plan, the form, scale layout and details of the proposed building will ‘respect and enhance the character of the townscape, heritage assets and landscape’.

- 3.02. The footprint of the proposed building mimics the shape of the site, allowing the proposed building to nestle into the corner plot without making an exaggerated impact on the line of the existing roads. The curve on the south- east corner of the proposed building ensures minimal impact of sight lines at the junction of Nabbs Lane and Bank Gate.



Figure 9: Photo Montage showing a view from the proposal from Church Street

- 3.03. The proposal spans 3 storeys and the scale of the building has had specific consideration to ensure a lack of disruption to the sight lines of relevant listed buildings within the area. To reduce the impact of the development on the view of Grade II listed Saints James Church from Nabbs lane and the view of Grade II listed Slaithwaite Viaduct from Church Street, the height to the roof pitch from ground level is 10.5 metres, with the pitch of the proposed development sitting 1.5 metres lower than that of Bankgate Cottage, situated immediately to the north of the application site.

- 3.04. The east elevation of the proposed development sits over 1.5 metres back from the neighbouring Bankgate Cottage to the north to ensure any sight lines from Bank Gate towards the centre of Slaithwaite are not compromised.



*Figure 10: View of proposal from Bank Gate*

- 3.05. The proposed form and materiality of the building is in keeping with the industrial roots of the town and the general West Yorkshire vernacular, with natural local stone, pitched roofs and a generally orthogonal form. The curve on the south – east corner nods to the original form of the adjacent Silent Woman Public House (see figures 4 & 5) and provides a number of benefits described in point 3.02 above.
- 3.06. The proposed building will use natural coursed stone on the façade as well as natural ashlar cills and string courses to ensure the proposed building sits in harmony amongst the existing buildings already around the site.
- 3.07. The proposed ground floor level will project approximately 3.5 metres forward of the upper levels and have a tapered façade mimicking the drystone wall on the opposite side of Bank Gate. Once again, this aims to avoid a dominance on the junction of Nabbs Lane and Bank Gate.
- 3.08. Private external space is provided in the form of a terrace sat atop the projected portion of the ground floor mentioned above. The terrace will have access from the lounge on the first-floor level, as well as from a path from the access point on Bank Gate.



*Figure 11: View of south - east corner of proposal*

#### **4. Access**

4.01. Level pedestrian access will be allowed for at both ground and first floor levels.

4.02. Vehicular access will be allowed at ground floor level only, using the existing access from Nabbs Lane. An integrated garage will be set back beneath an overhang of the building above to avoid a sense of dominance of the garage door in the façade.



*Figure 12: View from Nabbs Lane showing garage door set back*

4.03. Parking for two vehicles is provided within the integral garage as well as provision for parking on the driveway. This ensures the proposed development will not contribute to any parking issues on Nabbs Lane and is fully in accordance with the Kirklees Highway Design Guide.

- 4.04. Bin storage for two 240L bins is situated beneath the canopy at ground floor level. The bins will therefore be out of sight, but easily manoeuvred onto Nabbs Lane for collection.

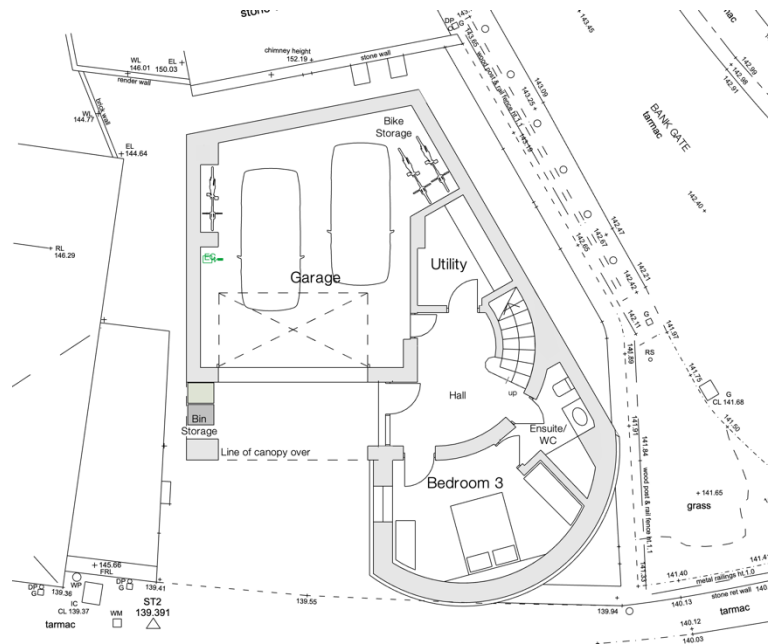


Figure 13: Proposed Ground Floor Plan

- 4.05. The double garage includes a storage area at the rear which would be used for cycle storage.
- 4.06. As mentioned in point 3.04 the elevation on Bank Gate will be set back from the face of the neighbouring property by 1.5 metres. This will not only allow for any views from Bank Lane towards the centre of Slaithwaite to remain uncompromised, but also ensure good visibility of Nabbs Lane on approach from Bank Gate (see figure 10) and vice versa (see figure 14).

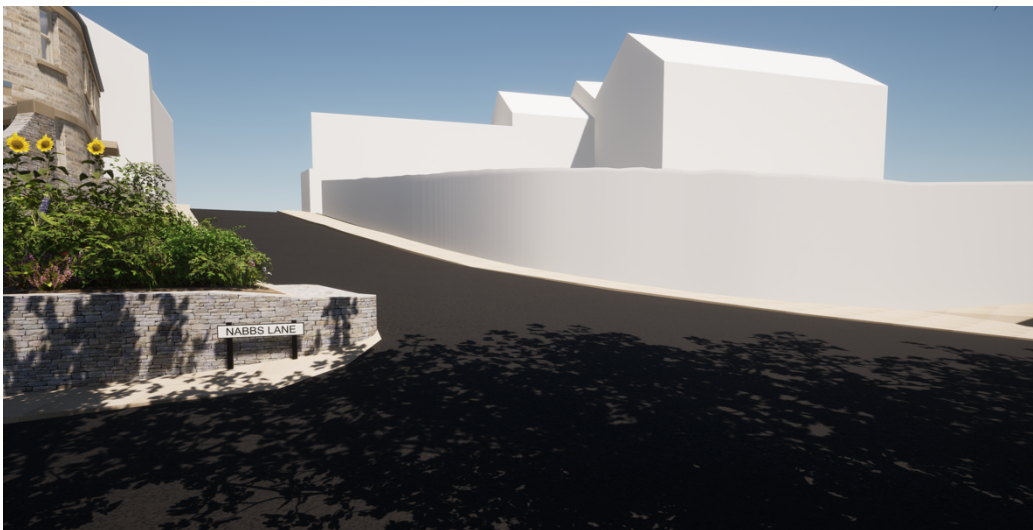


Figure 14: Proposed view of Bank Gate from Nabbs Lane Junction

## 5. Relevant Planning History

- 5.01. 05 June 2018 – Outline planning permission granted for erection of residential development (one dwelling (2018/91084))
- 5.02. 29 November 2018 – Outline planning permission (revised application) granted for erection of residential development (one dwelling). (2018/93280)
- 5.03. 30 August 2022 – Outline planning permission granted for erection of residential development. (2022/90854)
- 5.04. 26 June 2024 – Application for dwelling (2024/62/91243/W) refused on the following grounds:
- 1. As a result of the design of the single storey section of the dwelling located to the front, raised terrace and fenestration details at the first floor level, the proposed dwelling would be out of character with the locality and would lead to a detrimental level of visual harm failing to harmonise with the character and setting of the site. The proposal would lead to less than substantial harm to the Conservation Area for which no public benefits to outweigh this harm are considered to exist. The development would be contrary to Policies LP24 and LP35 of the Kirklees Local Plan, principles 2 & 14 of the Housebuilder Design Guide SPD and policies within Chapters 12 and 15 of the National Planning Policy Framework.*
  - 2. By virtue of the prominence of the amenity space associated with the dwelling, the proposed development would not provide a suitable level of private outdoor space that is commensurate to a dwelling of this size and scale, contrary to Policy LP24 of the Kirklees Local Plan, principle 17 of the Housebuilders Design Guide and the policies contained within Chapter 12 of the National Planning Policy Framework.*

Following this refusal, the design has been amended to resolve the issues raised in the refusal notice. The revised scheme reduces the visual impact of the dry stone- style wall, by lowering it's height by 500mm directly addressing the concerns highlighted in the Officer's report:

*'The single storey flat roofed element to the front of the site is considered to create a feature which has an overly domineering and has a significant impact...'*

In the revised scheme, an open metal balustrade is placed atop the wall, maintaining the necessary 1100mm height from the terrace to ensure safety. The transparent nature of the balustrade significantly reduces its visual impact compared with the wall of the original scheme.

The reduced height of the wall in the revised scheme lessens the visual impact of the building on the junction of Nabbs Lane and Bank Gate. At the junction, the dry stone- style wall is 900mm lower than the boundary wall of the Slaithwaite Community Centre, at the opposite side of Bank Gate. This addresses the Officer's Report which states:

*'The single storey flat roofed element ...has a significant impact in relation to the setting of the site within the Conservation Area, and also the visual amenity of the proposed dwelling and wider locality.'*

The curved dry stone- style wall is reminiscent of other local dwellings, as illustrated in the supporting document, Revised Planning Application Statement. The revised plan, featuring a wall height of 3,600mm, is much more in-keeping with the surrounding buildings. This change directly addresses the concerns raised in the Officer's Report, which noted:

*'The single storey flat roofed element ...has a significant impact in relation to the setting of the site within the Conservation Area, and also the visual amenity of the proposed dwelling and wider locality.'*

The addition of a gate into the garden provides greater privacy from Bank Gate, the sole vantage point where a pedestrian might see into the garden. Due to the bollards on the west side of Bank Gate, pedestrians cannot access that area, and the elevation difference between Nabbs Lane and the garden terrace will prevent any overlooking from Nabbs Lane. This effectively addresses the concerns raised in the Officer's Report:

*'Associated activities would be highly prominent and likely leads to pressure for further screening/ enclosure of this area for future occupiers'*

Please see *Revised Planning Application Statement* for full details.