

September 2024

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PLANNING,
HERITAGE
STATEMENT

ERECTION OF A DRYSTONE WALL TO REPLACE EXISTING
FENCE ON THE BOUNDARY OF 15 RIVER PARK AT
3 ST MARY'S ROAD, HONLEY HOUSE,
HOLMFIRTH, HUDDERSFIELD

Job Ref: 2918

CONTENTS

CONTENTS - 2

INTRODUCTION - 3

BACKGROUND AND SITE DESCRIPTION- 3

PROPOSED DEVELOPMENT- 5

HERITAGE IMPACT- 6

KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – 6

CONCLUSION - 7

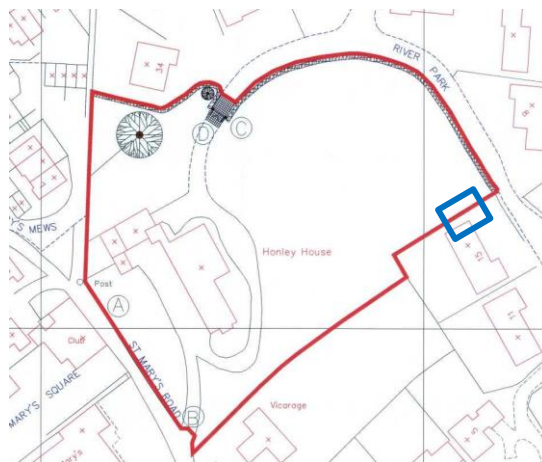
SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the erection of a drystone wall to replace the existing boundary fence at 3 St Mary's Road, Holmfirth.
2. The proposed development falls within the curtilage of a Grade II listed building within the Honley Conservation Area, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected*", this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons) and checked by Jeremy Child RIBA. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

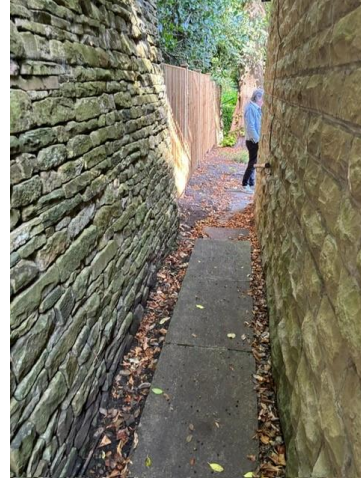
GENERAL DESCRIPTION & SITE LOCATION.

1. The drystone wall boundary was constructed within the last 20 years, with the fence being a latter addition. It circulates the house boundary fronting River Park, and the boundary line with neighbouring 34 River Park and 15 River Park.
2. The existing fence meets the drystone wall at the junction shown on the plan below in blue which faces 15 River Park (site plan taken from previous planning application ref. 2006/62/92697/W3).



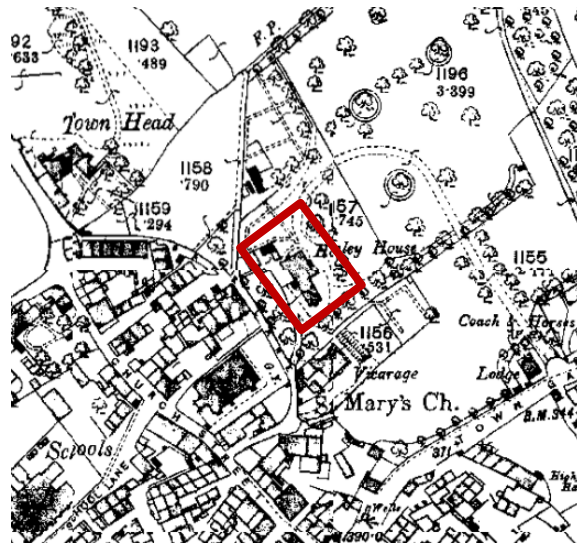
Site Plan Showing the Junction of Fence and Wall

3. The point at which the drystone wall and fence link is shown photographed below.



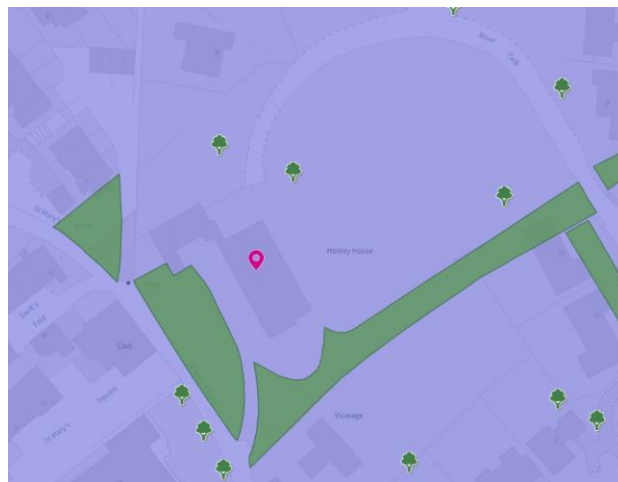
4. The wall sits in the curtilage of Honley House. It is a Grade II listed building located within an established residential area in the conservation area around the Parish Church in Honley and is situated approximately 2.2 miles north of Holmfirth centre and 3.5 miles south of Huddersfield centre. The 19th Century period property enjoys a residential use within the Honley Conservation area and enjoys a private aspect and is surrounded by more modern properties to 3 sides and older properties to the rear.
5. The listed building is recorded as Grade II and is described by Historic England as - *Large detached house. Believed to have been built between 1780 and 1800 (former list) but probably early C19. Later wing to south. Erected for Brooke family. Ashlar. Hipped slate roof with 2 ashlar stacks. Two storeys. East: 3 bays, symmetrical facade. Central door with rectangular fan, in Doric portico with frieze, cornice and blocking course. Sash windows with glazing bars. To south is 3 bay, 2 storey extension in keeping, with sashes. Glazing bars to first floor only. Canted bay on south side. Interior altered but said to have panelled window shutters.* The location of the building is shown below with the proposal site highlighted in red.
6. The conservation area is focused on the historic centre of Honley, where the predominant building materials are stone with either slate or stone roofs. The design of the family room follows traditional forms incorporating a variety of traditional architectural styles and forms.
7. The site fronts onto River Park Road to the North-East and to the rear lies St Marys Road and the old vicarage to the south-east. The site is approximately 0.64g hectares and currently accommodates one detached dwelling with linked car port within the domestic curtilage.

8. The house was built sometime between the late 18th – early 19th Century and is recorded on the 1893 Country Series map (below image from [Kirklees Kompass]).



1893 Historic Map

9. There are protected trees to the south and west of the property, along the boundary line. A map shows their location below with Honley House highlighted by a pink marker [Kirklees Kompass].



Map to Show Conservation Area Overlap with TPOs

10. The land has had previous planning approval for work to TPOs within the conservation area (Ref: 2019/92149, 2017/93251).

SECTION 3: PROPOSED DEVELOPMENT

11. It is proposed to remove the existing fence boundary and replace it with a drystone wall.

12. The proposed development of a drystone wall aims to replicate the appearance of the existing surrounding drystone boundary wall.

SECTION 4: HERITAGE IMPACT

13. The proposed development relates to the listed building and protected trees in the adjoining area of the boundary. There will be negligible impact on the character of the area.
14. The changes are predominantly to the far rear of the land, which faces the adjacent drystone wall.
15. The pre-existing surrounding boundary wall is of drystone wall construction. The wooden fence is displaced in its current surroundings and adds no value to the heritage asset.
16. By removing the existing fencing and replacing the boundary with reclaimed stone: the proposal will enhance to the setting of cultural heritage of the listed building within the curtilage.
17. This proposal will have minor impact on the protected trees in the conservation area. The drystone wall will be built on top of the roots and cause no damage.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

18. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
19. Paragraph 200 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
20. Paragraph 201 of the NPPF sets out that *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
21. The Kirklees Local Plan Policy LP35 describing Historic Environment states: *"Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset."*

22. Policy LP24 states how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'
23. The Kirklees Local Plan section 11.4 illustrates how: 'The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'
24. The supporting text explains in 14.6 that 'Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.'

SECTION 6: CONCLUSION

25. The proposal does impact on the historical fabric of the listed building.
26. The proposal has minimal impact upon the setting of the conservation area, or the wider character of it.
27. Through the traditional and cultural heritage of drystone walling, the proposal offers a modest and sympathetic resolution, appropriate to the setting of the listed building.
28. The proposal will have no impact on the root protection areas of the surrounding trees.



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