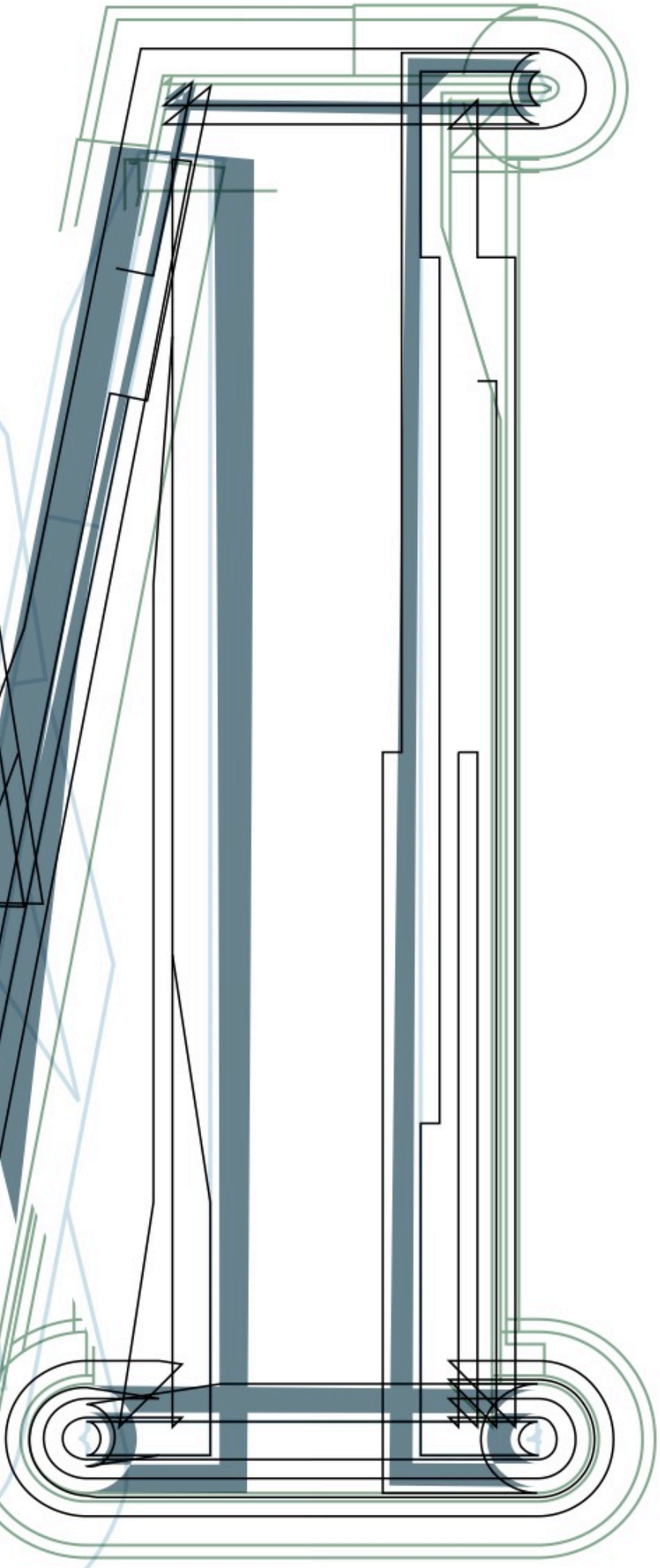


m b Heritage

# Land and Buildings at 150 Denby Lane Upper Denby, HD8 8UN

## Built Heritage Statement

m b Heritage

# Land and Buildings at 150 Denby Lane Upper Denby, HD8 8UN

## Built Heritage Statement

**m b Heritage & Planning Ltd**
**Leeds**

**E: enquiries@mbheritage.co.uk**

# 1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential redevelopment of land and buildings comprising number 150 Denby Lane, Upper Denby, HD8 8UN (the site). The proposals relate to the demolition of the standing building and erection of 2 no. new dwellings. The extent of the site, which centres on NGR: SE22703 07173, is shown at Figure 1.1.




*Figure 1.1: Site Extent*

1.02 The site comprises a single detached dwellinghouse, outbuildings and garage set within garden land and is located to the north side of Denby Lane to the west of the historic core of settlement within Upper Denby. The house and garage are set back behind garden land with pedestrian and vehicular access points off the Lane from the south. Boundaries are defined by stone walling and domestic fencing to the west. Adjoining land use is predominantly residential to the east west and south. To the north the site adjoins the grounds of the Denby Cricket Club.

1.03 No designated heritage assets, as recorded on the National Heritage List for England (NHLE), fall within or in immediate proximity to the site. The site does form part of the extended

setting to two NHLE recorded assets, both Grade II Listed Buildings, The Church of St. John (list entry number 1313363) to the west and Manor Farm, (35 and 37 Bank Lane) (1135323) to the north. The site also falls within the Upper Denby Conservation Area, a designated heritage asset of local/regional importance. The proposed development will therefore have the potential to impact upon the significance, in heritage terms, of the built historic environment. The nature and extent of this impact is assessed within this Statement.

1.04 The Statement is structured as follows:

**Section 1 – Introduction**

**Section 2 - Policy Context and Guidance**

Summarises the principal policy and best practice guidance relevant to the assessment.

**Section 3 – Baseline Assessment**

Sets out an overview of historic environment baseline information, including mapping information, relevant to the site. Identifies those heritage assets potentially affected by the development.

**Section 4 - Assessment of Significance – Standing Buildings**

Sets out an assessment of the significance of standing buildings and structures within the site.

**Section 5 – Assessment of Development Impact**

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.05 A site walkover was undertaken in June 2023 and Plates illustrating the standing buildings and their context are included at Appendix 1. The Statement considers impacts upon the built historic environment and does not assess archaeological potential.

# 2.0 POLICY AND ASSESSMENT GUIDANCE

**Legal Context**

2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

2.02 Section 69 enables local planning authorities to designate conservation areas, these being areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that, in the exercise of planning duties, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

2.03 Case law (see particularly E Northants DC v Secretary of State for Communities and Local Government [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also James Hall v City of Bradford [2019] EWHC 2899 (Admin) and Pagham Parish Council v Arun District Council and Other [2019] EWHC 1721 (Admin).

2.04 This approach is reflected in National Planning Policy Framework guidance.

**National Planning Policy and Historic England Guidance**

2.05 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2024) (the Framework) (paragraph 8). It indicates that 'great weight' should be given to the conservation of designated heritage assets (paragraph 212) (and the more important the asset, the greater the weight should be), conservation being defined as *"the process of maintaining and*

*managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"* (Annex 2: Glossary).

2.06 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

*"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

2.07 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

*"A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance."*

2.08 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

2.09 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment,

2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

2.10 In considering the extent of harm, Paragraph 214 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require 'clear and convincing justification'. Paragraph 207 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

*"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss."*

2.11 The Framework does not provide a definition of "substantial harm' but National Planning Practice Guidance considers the process of assessing harm, stating that:

*"Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [……] It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset of from development within its setting."*

2.12 Whilst the Framework itself does not define 'substantial harm', guidance must be taken from relevant case law which includes the 2013 case of Bedford BC v SSCLG [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, "*the impact on significance was required to be serious such that very much, if not all, of the significance was drained away… One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.*" The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference

in practical terms between the *substantial harm to*, and *the total loss of significance*, of a heritage asset.

2.13 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 215, that authorities should weigh the public benefits of the proposal against any harm identified.

2.14 Paragraph 216 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

2.15 With regards to developments within conservation areas, paragraph 219 of the Framework states that:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

2.16 The Framework notes that not all elements of a conservation area will necessarily contribute to its significance (paragraph 220).

2.17 Recent case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.

2.18 High Court decisions in R (oao CPRE Kent) v Dover District Council [2016] EWCA Civ 936 and R (oao Shasha) v Westminster City Council [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to 'grapple with' the complexities by properly considering and particularly provide

adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of Gare, R (On the Application Of) v Babergh District Council [2019] EWHC 2041.

2.19 Individual elements which are perceived as 'harmful' cannot be distinctly considered from other elements which are 'beneficial'. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits. Individual elements which are perceived as 'harmful' cannot be distinctly considered from other elements which are 'beneficial' when conducting a balancing exercise. Benefits need not relate solely to the physical alterations to the heritage asset itself or the wider conservation area, but may also include wider public benefits.

2.20 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:

- *"Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long-term conservation."*

2.21 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

2.22 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

*"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*

2.23 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

# 3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- The West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

**Historic Environment Baseline and Scoping Assessment**

**Designated Heritage Assets**

3.06 No NHLE recorded assets fall within the site. Two Listed Buildings, both Grade II, fall in reasonably close proximity to the west and north of the site and these are summarised below:

**Church of St. John, Denby Lane**

**Grade II Listed Building** **List Entry Number 1313363**

The Church, which was added to the statutory list in 1985, was constructed in 1842-43 with chancel and porch added in 1900. The building is in a hammer dressed stone with ashlar dressings and stone slate roof. The west tower is in three stages and on a square plan. The Church is set back to the north side of Denby Lane around 30 metres to the west of the site (NGR: SE22631 07160) at its closest point.

**Manor Farm, 35 and 37 Bank Lane**

**Grade II Listed Building** **List Entry Number 1135323**

Added to the statutory list in 1985, Manor Farm comprises a farmhouse, dated 1694 and now sub-divided to form two units. The house is built in a thinly coursed dry walled rubble with quoins under a stone slate roof. The building is located around 130m to the north of the site (NGR: SE22680 07341) at its closest point.

3.07 No other records held on the NHLE fall within proximity to the site such that potential development impacts will arise.

3.08 The site falls within the Upper Denby Conservation Area, designated by the Council, which takes in the historic core of the settlement comprising largely of stone built farm groups, terraced housing constructed during the 18th and 19th centuries and, to the west the Church and its yard and the former National School. The Council published a Conservation Area Appraisal for Upper Denby in 2010.

**Non-Designated Heritage Assets**

3.09 No WYHER records fall within the site or in immediate proximity to it. Manor Farm is recorded (MWY6554) and was included in the RCHME and WYAS publication *Rural Houses in West Yorkshire 1400-1830* (1986. pp 149, 157-8, 195-6).

**Historic Context and Mapping Record**

3.10 Settlement at Denby (Lower and Upper) is recorded in the Domesday Survey of 1086 as *Denebi* meaning '*farmstead of the Danes*' suggesting settlement as early as the 9th century, the Danes having occupied York in 862AD. The Domesday record names the estate (which included Denby, Gunthwaite, Ingbirchwood, High Flatts, Birdsedge and Denby Dale) in the ownership of Edwulf of Ackworth and Godric prior to 1086, passing to Alric as Lord and Ilbert de Lacy as Tenant-in-Chief post Conquest. It records ploughland and woodland within Denby although no Church is recorded.

3.11 Early settlement in Denby was focused upon farming with some limited textile industry emerging during the 17th and 18th century, predominantly associated with farm enterprises. Principle farmsteads which grew up within Denby included Gunthwaite Top, Highfield, Low Fold, Denroyd Farm and Manor Farm. During the 19th century the textile industry was focused around Denby Dale and provided some stimulus to the expansion of Upper and Lower Denby with non-residential buildings including the Church of St. John (1842) and a National School on Denby Lane, the latter now the Denby First School.

3.12 The first edition Ordnance Survey (OS) map, published in 1854 based upon an 1850-51 survey (Figure 2) shows the nucleated focus of settlement within Upper and Lower Denby around the village green to the north-east of the site. The Church of St. John is shown in a relatively isolated position to the west of the site which is shown as part of a larger agricultural field extending to the north of the current Denby Lane. To the south of the Lane, Gunthwaite Top Farm is shown and, to the east of the site, the buildings comprising Upper House Fold, likely originally a range of weaver's cottages with tenter grounds, is shown. These were later extended and adapted to modern residential use.




*Figure 2: 1854 OS map extract*

3.13 The 1893 OS map, surveyed 1891, shows the enclosure of land to the north-east of the site as an area of orchard. The site remains in agricultural use with no buildings indicated. To the west the National School has been constructed and a Vicarage is shown to the south side of Denby Lane. The cottages to the east have been extended to the north and east side.

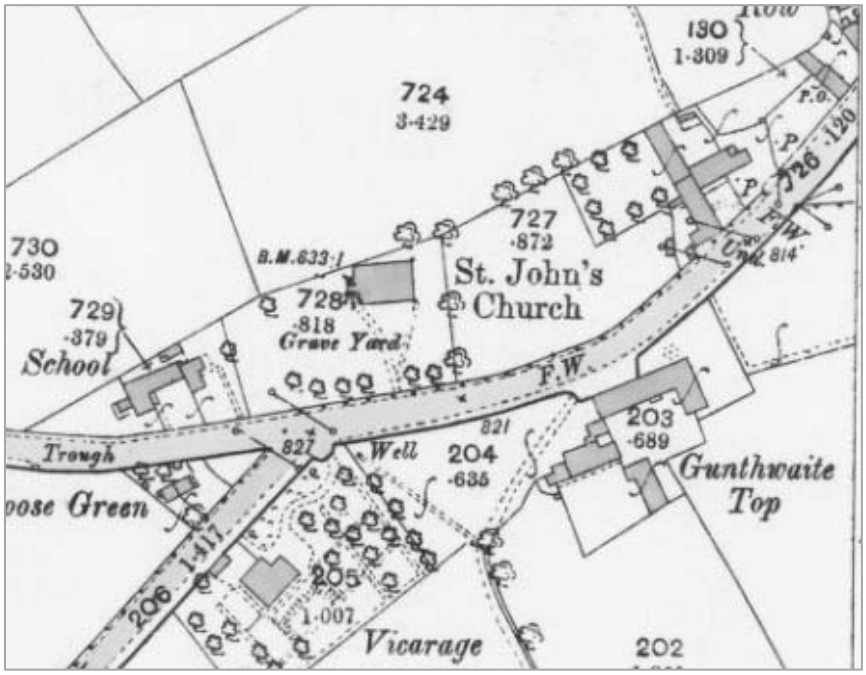



*Figure 3: 1893 OS map extract*

3.14 The 1906 OS map shows no significant changes and the site remains in agricultural use with no buildings shown. The 1931 OS map, surveyed 1929, (Figure 4) shows a new field boundary to the east of the site, established the current boundary division, and construction of an outbuilding to the west of the cottage range. The outbuilding is in the position of a garage block to number 146 Denby Lane, likely reconstructed.

3.15 The 1955 OS map shows a further small sub-division of land to the south-east of the site to form two square enclosures, the site itself remaining undeveloped. These enclosures are no longer shown by the time of the publication of the 1967 OS map (Figure 5) which shows the western boundary of the site established and a building, on broadly square plan, constructed.

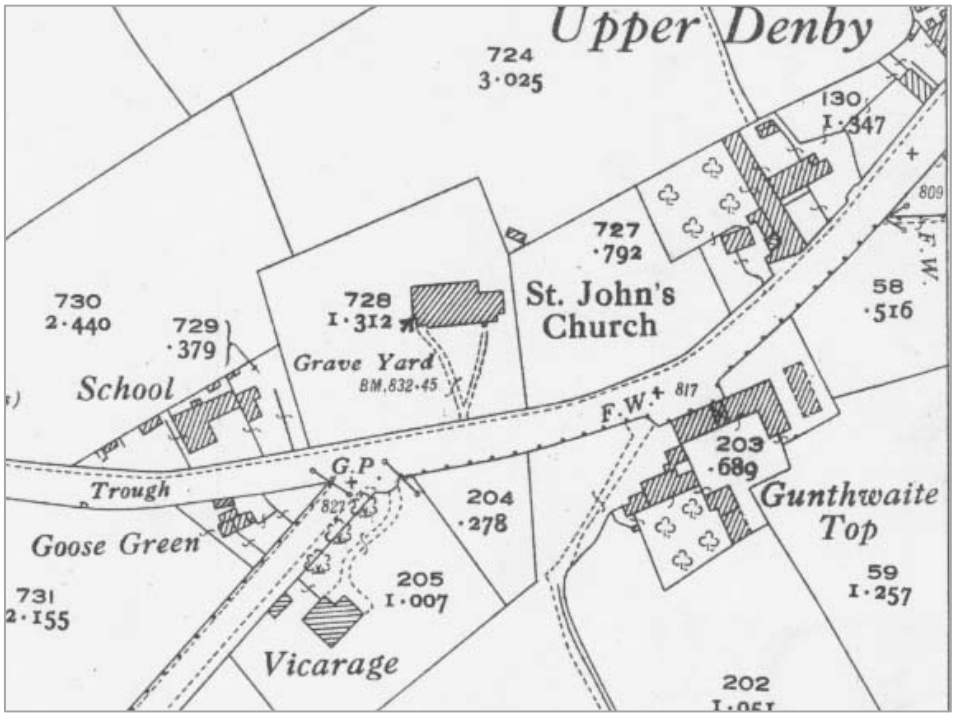



*Figure 4: 1929 OS map extract.*

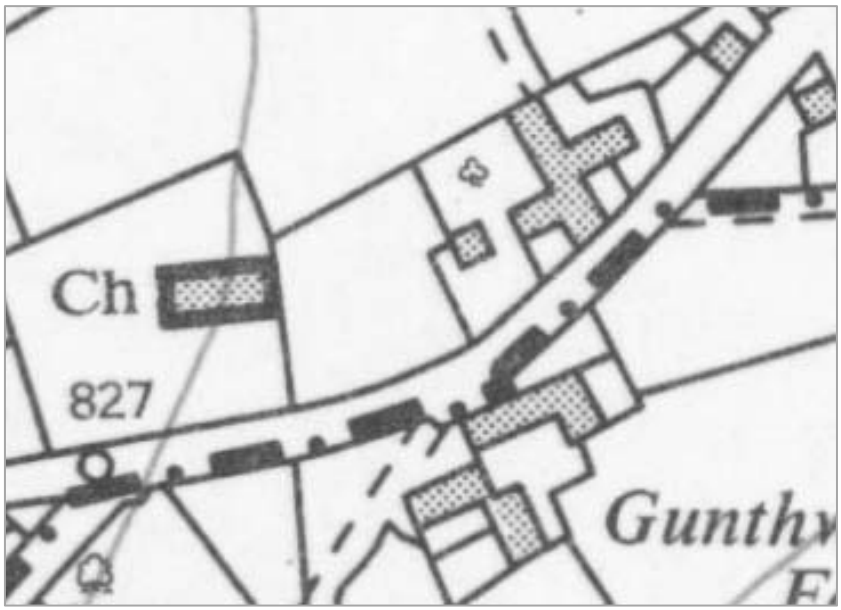



*Figure 5: 1967 OS map extract*

3.16 The retained dwelling within the site appears to be located to the south of the building shown on the 1967 OS map which suggests that the current building was built later, possible re-using materials. Later 20th and 21st century developments have included the construction of further

buildings within the site, to the west and east, comprising a single storey garage and outbuilding and the construction of a detached dwelling on land to the west, number 152 Denby Lane.

**Building and Site Description**

3.17 A series of plates showing the standing buildings and the context of the site are included at Appendix 1.

3.18 Based upon historic mapping, the site was historically in use as agricultural land, likely since the late medieval period, situated at the western edge of the settlement. A building is first shown on the 1967 OS map (Figure 5) suggesting construction during the late 1950s to 1960s. The buildings shown is on a square plan form and appears to be sited further to the north than the retained dwelling suggesting a later reworking or reconstruction.

3.19 The retained dwelling is in 1-storey with attic space on a rectangular plan form with the principal elevation, in 3-bays, orientated onto Denby Lane. The building is constructed in a coursed rock-faced gritstone with cement strap pointing with the use of stone slip edge stones to corners indicating a later construction or adaptation. Detailing includes to use of stone monolithic heads and sills, eaves line corbel brackets supporting a timber gutter, external and central stone stacks with banding (pots now absent) and bow windows to the main, south facing elevation. Roof covering is in a stone slate with stone ridge tiles. A small section of grey slate is used to the external stack where it widens at the west, rear elevation.

3.20 The main house extends with a single storey store with flat felted roof cover to the north-east with single stone end stack. Stonework to main walls is of different proportions to the main building and shows evidence of cleaning and re-dressing suggesting the use of salvaged or imported stone. Windows and doors have timber surrounds with full height glazing panels. The single storey garage and store to the west is to similar design with full height glazed panels and timber door opening to the east elevation and metal shutter garage door to the south elevation. The roof over-flies to south wall and is supported on timber struts.

3.21 Internally the main house has a central stair providing access to the 2-bayed attic space. Ground floor has two rooms to each side of the central corridor with kitchen and bathroom spaces to the rear. Decorative detail is wholly modern with no evidence of earlier fixtures or fittings.

3.22 Garden land, now significantly over-grown, is defined by stone walling with pedestrian and vehicular access taken off Denby Lane from the south. The walling has section of dry-stone rubble construction of earlier dating, broken through to the south to provide access.

3.23 Having record to the mapping record and architectural character of the standing buildings within the site, including internal decorative treatment, fixtures and fittings, the buildings are of late 20th century dating. The adaptation or material re-use of the earlier building shown on 1960s mapping is possible although evidential value contained within the fabric is limited.

# 4.0 ASSESSMENT OF SIGNIFICANCE – STANDING BUILDINGS

**Assessment Methodology**

4.01 Historic Environment Advice Note 7, Local Heritage Listing (Historic England. 2021) notes that local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. The guidance sets out commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list and provides a framework for assessment of the standing buildings within the site. These criteria are summarised below:

*Age*

The age of an asset may be an important criterion and should take account of distinctive local characteristics or building traditions.

*Rarity*

As judged against local characteristics.

*Architectural and Artistic Interest*

The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques.

*Archaeological Interest*

The ability of the asset to provided evidence about past human activity in the locality.

*Historic Interest*

Significant historical associations of local or national note including links to important local figures. Social and communal interest may also add to significance.

*Landmark Status*

An asset with strong communal or historical associations or one with striking aesthetic value may be singled out as a landmark within the local scene.

4.02 The above framework is adopted in considering the heritage significance of the land and buildings comprising number 150 Denby Lane. Regard is also had to the contribution, be it positive or negative, which the site makes to the setting of designated or non-designated heritage assets which may be affected by redevelopment. The assessment of significance is set out below.

**Age**

4.03 Historic mapping indicates that the site remained in agricultural use up until the latter half of the 20th century with the north-eastern section possible in orchard use. The northern and southern boundaries of the site had been established by the 19th century although some reconstruction of walling to the south to accommodate access to serve the dwellinghouse is evident. These boundaries hold evidential value in illustrating the historic extent of the former field enclosure.

4.04 The main house and single storey extension and garage are likely of later 20th century construction, the house possibly a reworking of a building shown on 1960s mapping. Whilst stone walling and dressing is of earlier dating, possibly salvaged material imported to the site, the architectural design, particularly of the single storey elements and internal finishes, supports this dating. The extensions themselves indicate a 1970s or 1980s construction. The standing buildings do not provide evidence, from non-intrusive inspection, of earlier buildings or uses.

**Rarity**

4.05 The building typology, design and material construction does not indicate any particular rarity.

**Architectural and Artistic Interest**

4.06 The main house adopts a relatively simple vernacular design and material treatment with some Arts and Crafts elements in the use of external stacks and hanging slate tiles. The elevational composition is however poor, particularly to the rear elevation and the single storey extension and garage block are more typical of their date in terms of design and use of materials. Detailing is relatively simple with little elaboration or decorative detailing. The buildings hold no particular artistic interest.

**Archaeological Interest**

4.07 The site was likely in agricultural use since the medieval period with no evidence of occupation until the late 20th century. Whilst immediately to the west of Church of St. John there is no evidence of association or functional connection, for example as glebe land. As such the archaeological potential of the site is considered to be low.

**Historic Interest**

4.08 Given the comparative late dating of the occupation of the site and construction of buildings within it, the site is not considered to hold significant historic interest. The more recent use of the site for domestic purposes and laying out of garden land has removed evidence of past agricultural use.

**Landmark Status**

4.09 The buildings within the site are set back from the road frontage and partly screened/filtered by landscape enclosure. Given the comparatively small scale of the buildings, they do not hold any landmark qualities.

**Setting and Contribution to the Significance of Heritage Assets**

4.10 The Grade II Listed Building, the Church of St. John (1313353) is located in relatively close proximity to the west of the site. The Church occupies a prominent position on elevated ground to the north side of Denby Lane and is well represented in direct views north from the Lane. Historic stone wall boundaries, defining burial grounds and yard areas, are retained and landscape enclosure provided by trees to the south and east boundaries provide an attractive verdant setting to the building. These elements contribute positively to the significance of the Church.

4.11 The Church historically occupied a relatively isolated position to the west of Denby village with fields extending to the west, north and east. Land to the north remains open and places the building within its historic setting. To the west the former National School shares group value with the Church in illustrating the 19th century development of the village. To the east more recent housing development, including the development of the site, during the late 20th century has removed the former agrarian landscape setting to the Church. The impact of these developments upon the visual setting to the Church is limited by landscape planting to the eastern boundary and by domestic planting and hedged boundaries within the residential plots.

4.12 Whilst the site is in close proximity to the Church inter-visibility is limited by intervening landscape enclosure, including trees and hedgerow/shrub boundaries and by the 2-storey number 152 Denby Lane to the west. Whilst views onto the east elevation of the Church are

available from the north section of the site, these hold minimal significance and no views from the Church grounds take in the site. The site does not feature in, or facilitate, significant views towards or from the Church. Given this, it is considered that the site makes a neutral contribution to the significance of the listed building.

4.13 Manor Farm, also a Grade II Listed Building (1135323), is located on rising land to the north of the site beyond the cricket ground. Given distancing and landscape screening, the site makes no significant contribution to the setting of the former farmhouse,

4.14 The Upper Denby Conservation Area takes in the nucleated core of settlement, focused around the green with development around Smithy Hill, Bank Lane and Gunthwaite Lane and extending in linear form to the east and west along Denby Lane. The Upper Denby Conservation Area Appraisal (2010) describes the character of the Area as consisting of converted stone-built farm groups and terraced houses dating from the mid-18$^{th}$ and 19$^{th}$ centuries. Dry stone boundary walls, historic street patterns and paths, along with the rural boundaries to the settlement are also noted as character elements.

4.15 The Conservation Area Appraisal identifies the Church of St. John and Manor Farm as key listed buildings and a number of other key unlisted buildings or buildings of merit. These include the former National School (1864), the Old Tavern/New Inn (1838) and the George Inn (1857). Important open spaces include the village green and the Church yard with its mature trees providing an attractive approach into the village from the west. Key views and views include those along Falledge Lane and Denby Lane in the approach from the west and which take in the vicarage, Church and treed church yard. Views from the elevated position of Denby Lane from the west take in the Church tower, school roof and mature trees and continue into the village where converted stone farm buildings add to character.

4.16 Buildings within the site are not identified as buildings of merit and the site is not identified as an important open space within the Conservation Area Appraisal. The site does not form part of, or facilitate important views into or from the Area although dry stone boundary walling to the south and north are significant character elements within views along Denby Lane and in defining the northern boundary. Retained trees and hedgerows to the site boundaries also contribute to the visual character of views along the Lane.

4.17 The buildings within the site, whilst constructed in traditional materials and in the case of the main house adopting some vernacular design references, are set back from Denby Lane and, in part, screened by garden shrubs and semi-mature trees to the south. Given their comparatively low scale the buildings are not prominent and do not contribute significantly to the street scene or important views along the Lane. Given comparatively late dating and the absence of historic interest relating to the site, which no longer evidences its past agricultural use, it is not considered that the site forms a positive element contributing to the significance of the Conservation Area.

4.18 Whilst retained stone boundary walling, particularly to the south, and landscape elements within the site, contribute to the character of the Conservation Area the standing buildings are considered to make a neutral contribution. The ongoing vacancy of the dwelling and currently unmanaged and overgrown condition of garden land detracts from character and appearance. The redevelopment of the site will therefore provide an opportunity to secure enhancement to the significance of the Conservation Area.

# 5.0 ASSESSSMENT OF DEVELOPMENT IMPACT

5.01 The proposed development comprises the following elements:

- The demolition and clearance of the existing dwelling and ancillary buildings and structures.
- The erection of 2 no. new detached dwellings within the northern and southern section of the site.
- The Plot 1 dwelling will be constructed on an asymmetrical plan form in 2-storeys with single storey garage, incorporating dormered attic, extending to the east both with sub-basements. The dwelling will be constructed in a coursed stone with ashlar detailing under a grey slate or tiled roof covering. Detailing will be modern and incorporates sections of recessed walling and full height glazing, over flighted eaves along with solar photovoltaic panels to the south facing roof pitches.
- The Plot 2 dwelling will be constructed in 2-storeys with attached single-storey garage over basement. The building will adopt a broadly L-shaped plan form with principal elevation orientated to the west. Material treatment and detailing will be similar to Plot 1 with photovoltaic panels incorporated to the two principal roof pitches.
- Access to the two dwellings will be taken via a private drive off the existing access from Denby Lane.
- Existing boundary walling and hedgerows, including trees within the site, will be retained. No curtilage divisions between the two new dwelling are proposed.

5.02 Full details of the proposed new dwellings will be including with the plans and particulars, including design and access statement to be submitted with the planning application. These form the basis of the assessment set out below.

**Development Impact**

5.03 The existing house, comprising number 150 Denby Lane, was constructed during the late 20th century with single storey extension and garage building of likely 1970s or 1980s design. Whilst utilising traditional materials and incorporating some vernacular design elements given late dating the building holds no significant architectural or historic interest. As such, the standing buildings within the site are not considered to hold heritage interest such that they

would be considered non-designated heritage assets. They are not considered to make a significant contribution to the settings of the Grade II Listed Buildings, the Church of St. John to the west and Manor Farm to the north. The contribution made to the significance, or character or appearance, of the Upper Denby Conservation Area is considered neutral although retained stone boundary walling to the north and south are positive character elements.

5.04 Given this, it is not considered that the demolition and clearance and the house, extension and garage, will give rise to harm to the significance of the built historic environment.

5.05 The proposed new development, comprising two detached houses, can be accommodated within the site without compromising available amenity land and the stepping back of the Plot 2 dwelling will maintain some sense of openness to the Denby Lane frontage. The overall footprint of the new dwellings and coverage of the site/plots, will be similar to the existing pattern and grain of development along Denby Lane. Whilst the Plot 2 dwelling will bring forward the existing building line towards the Lane this will be similar to the arrangement of dwellings and associated outbuildings to the east of the site and to the south side of the Lane. The proposed 2-storey scale of the new dwellings will be in keeping with surrounding development and the character of the Conservation Area.

5.06 The new dwellings will be constructed in stone with grey slate or tile roof covering, this reflecting the vernacular character of the wider Conservation Area. The modern, non-traditional, design elements, including full height glazing, whilst distinct from the vernacular character of earlier buildings within the Area, will be set back within the principal walling and will have limited visual impact subject to the retention of landscape screening to the site boundaries. Overall it is considered that the proposed design will have a neutral impact upon the character of the Conservation Area.

5.07 The proposed new dwellings will reflect the prevailing scale and massing of surrounding residential development. Subject to the retention and potential reinforcement of landscape boundaries, they will not impact upon the visual setting of the Grade II Listed Buildings, the Church of St. John to the west or Manor Farm to the north. As such, no harm to the significance of these buildings will arise.

**Summary**

5.08 Overall, it is considered that the proposed development can be accommodated without harm to the significance of the Upper Denby Conservation Area or the setting of the Grade II Listed Church of St. John and Manor Farm. Subject to design detailing, the new dwellings will provide an opportunity to secure a degree of enhancement to the character and appearance of the Conservation Area.

5.09 As such, it is considered that the proposals can be brought forward without harm to the built historic environment, consistent with current Framework and best practice guidance.

## REFERENCE SOURCES AND BIBLIOGRAPHY

Ministry of Housing Communities and Local Government. 2024. National Planning Policy Framework National Planning Practice Guidance

Historic England. 2017. Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets

### Internet Sources

https://vads.ac.uk

www.heritagegateway.org

www.visionofbritain.org.uk

# Appendix 1: Plates



PLATE 1:
Numbers 150 Denby Lane. Likely constructed during the late 20th century adapting a building built circa 1960 or re-using stonework.



PLATE 2:
The main house is constructed in a rock-faced gritstone with stone slate roof covering and incorporates vernacular and Arts and Crafts elements. The single storey garage to left is of modern design, circa 1970s or 1980s.

# Plates (Sheet 1 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 3:
Main house, rear north elevation with garage/store building to right of image.



PLATE 4:
Single storey store building to the north-east, rear elevation.

# Plates (Sheet 2 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 5:
Main house, west gable elevation.



PLATE 6:
Stonework to the single storey extension has been re-dressed indicating the use of salvaged material.

# Plates (Sheet 3 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 7:
Main house, west gable stonework.



PLATE 8:
West gable and garage from garden land to the west.

# Plates (Sheet 4 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 9:
View west towards the Church of St. John with 152 Denby Lane to foreground. Boundary walling was built to sub-divide the plots during the late 20th century.



PLATE 10:
View north from the garden onto the cricket grounds. Boundary walling indicates the former field extent.

# Plates (Sheet 5 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 11:
Site from Denby Lane. Dry stone walling illustrates the extent of the former field. Capping stones are later additions.



PLATE 12:
View east along Denby Lane, site access to the left of image.

# Plates (Sheet 6 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage



PLATE 13:
View west along Denby Lane.



PLATE 14:
Views east towards the site from St. John's churchyard. The site is screened by intervening landscape and built form.

# Plates (Sheet 7 of 7)

SITE: 150 Denby Lane, Upper Denby
PROJECT: Statement of Significance

m b Heritage