Consultation Response from KC, Conservation & Design
2025/90655 The Priory, Whitechapel Road, Cleckheaton, BD19 6HR
Demolition of existing pub and erection of a new two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works
Date Responded: 11/6/2025 Responding Officer: S Campbell Responding Ref:

The Priory is considered to be an undesignated heritage asset, it is not a Listed Building and not within a Conservation Area but is within the setting of a Grade II Listed Church.

The heritage asset has limited architectural interest to the interior relating to the roof structure dating from the 18th Century as researched by the Pegasus Group and their findings in their Heritage Note dated May 2025.

The exterior was initially symmetrical with coursed stone painted white, with slate roof, with varied extensions, with some timber 2 over 2 sash windows and first floor uPVC windows, generally in poor condition. The building has historic interest and limited architectural interest due to many alterations over time. There is some group value with the listed Whitechapel Church dating from 1821 of modest Gothic Revival style, built on the site of earlier chapels. The Church has a strong stone boundary wall with coping and tall trees giving a sense of enclosure. There has been a historic proximity between the pub and Church, so the former pub does contribute to the setting of the church.

Demolition of the pub would result in total loss of a building of limited heritage significance due to varied alterations and deterioration. There would also be a loss of social, communal and historic value of the pub sited close to the church.

Planning decisions are guided by the National Planning Policy Framework Section 16 on 'Conserving and enhancing the historic environment'.

The following paragraphs are relevant.

210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. 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.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. 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.

Kirklees Local Plan 2019 Policy LP35
2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

In conclusion, it is considered that the demolition of the former Priory Public House would result in;

a) Total loss of an undesignated heritage asset of limited significance.
b) Less than substantial harm to the significance of the Church through change to its setting.

The level of harm should be balanced with the public benefit proposed by the new development.

Demolition of the former pub should only be considered as a last resort and the Local Planning Authority should be satisfied that sufficient evidence has been supplied to confirm that it is redundant in its current form and cannot reasonably be converted/extended.

Historic Building recording should be required in the event of demolition being accepted.

The new building would be a similar scale to the former pub, slightly larger but not exceeding the height. The proposed mass, scale, form, design, materials and landscaping would need to be appropriate to the setting of the listed church. Proposed materials should be an appropriate local stone and natural Welsh blue slate with timber windows and quality landscaping.

Should permission for demolition be granted, then the LPA must secure the implementation of the new build in a reasonable timeframe by legal agreement where necessary to ensure that the new development is implemented in accordance with the submitted plans and to prevent the unnecessary loss of the undesignated heritage asset.