

PLANNING APPLICATION WITHIN
A CONSERVATION AREA

FOR PROPOSED SINGLE STOREY
EXTENSION

TO

2 CEDAR MOUNT
EDGERTON
HUDDERSFIELD
HD1 5QJ

ON BEHALF OF
MR ALI

HERITAGE STATEMENT
DATED: APRIL 2025

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE
GROTON
OLDHAM
OL4 5QY

1.0 – THE SITE

1.01 – The property is a detached dwelling in a popular residential area of Birkby with the Birkby Conservation Area.

1.02 - The property is a stone dwelling built with ashlar details and Natural Blue Slates roofs.

1.03 - There is a front and rear garden.

2.0 – CONSERVATION AREA

2.01 – The site is within Birkby Conservation Area.

A Conservation Area is defined as an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a Conservation Area increases control over minor development and protects trees within its boundaries.

3.0 – PROPOSALS

3.01 - The proposal is to build a small single storey extension to the front of the dwelling.

3.02 - The extension is for a downstairs bathroom

The new roof will have be Natural Blue Slates to match the properties within the Conservation Area.

3.03 - The extension will be constructed in Natural Stone to match existing with and ashlar details.

4.0 - HERITAGE STATEMENT

This statement has been prepared in support of a planning application for a Single Storey Extension (within a Conservation Area).

It has been written in accordance with paragraph 200 of the Section 16 of the National Planning Policy Framework (NPPF), which states: -

200. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The work will be carried out in accordance with good practice as not to be detrimental to the Conservation Area. The use of natural materials and the reinstatement where possible of existing materials will enhance the conservation area.

The works to the external appearance will provide a positive intervention for the dwelling.

This Heritage Statement has been written with the level of detail proportionate to the scale and impact of the proposed development. The proposal is for a renovation and extension of an existing building. The materials specified will match existing and will not adversely impact the Conservation Area.

The proposal also provides further accommodation to a family home. It will also provide a positive impact on the Conservation Area.