

HERITAGE STATEMENT

42 Bradford Road

Dewsbury

WF13 2DR

Proposal

Use of Vacant Building as a Ghost Kitchen for the Baking and Storage of Wholesale Desserts (Retrospective).

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1.0 INTRODUCTION

This statement accompanies an application for planning consent for the use of the vacant three storey building as a ghost kitchen for the baking and storage of wholesale desserts (Retrospective). Full plans have been submitted as part of this proposal.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the unit, which encompasses a number of distinct elements, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

This Statement is in relation to proposed use of No.42 Bradford Road, Dewsbury, The property is constructed in sandstone with a grand front façade that includes a carriage coach entrance. The surrounding built form is predominately commercial. Dewsbury Viaduct to the rear is grade II listed.

The heritage issue arising is the impact upon the significance (heritage interest and value) of the Listed Building. The scope and purpose of this report is to identify this significance and how the proposal affects it.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. 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 works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

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.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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.

KIRKLEES LOCAL PLAN - ADOPTED 2019

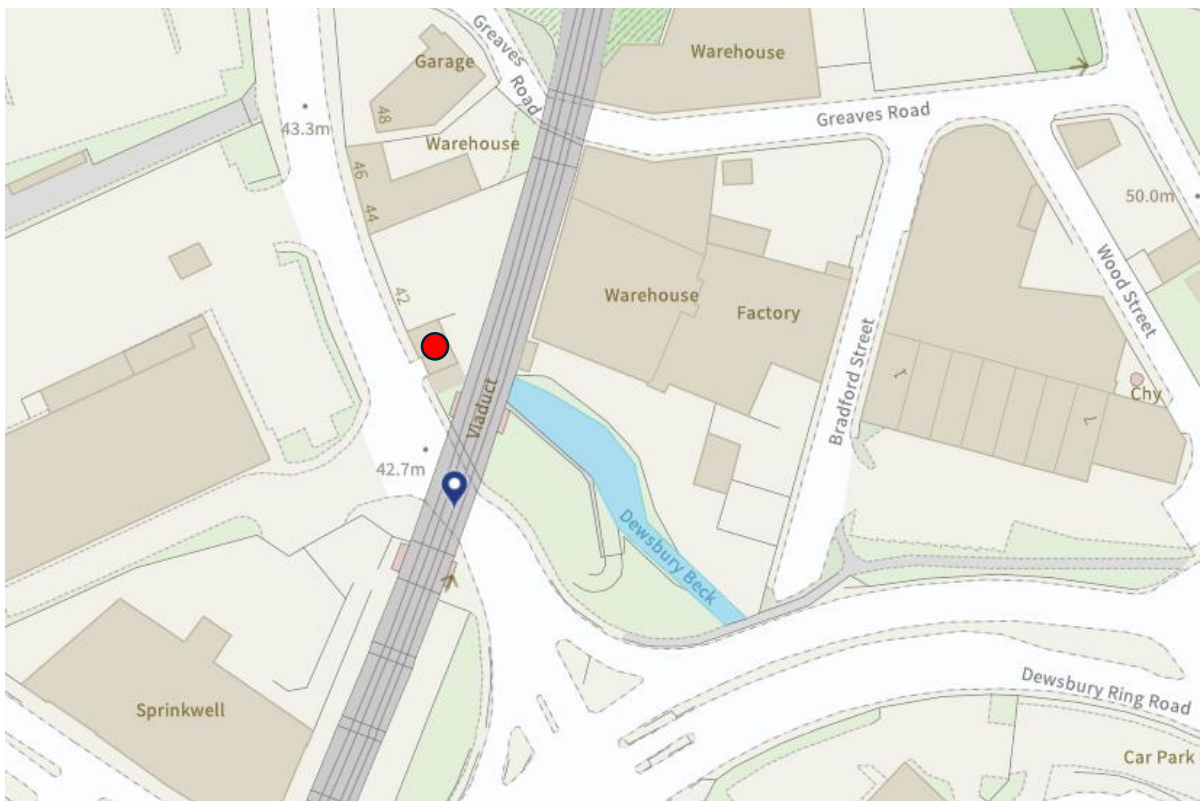
Policy LP35 of the Kirklees Local Plan sets out that Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial

harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.

3.0 SURROUNDING BUILDINGS AND CONSERVATION AREA

Application Property

The application site relates to 42 Bradford Road, part of an old warehouse building, close to the Dewsbury Viaduct sited to the rear. The larger property has a dating stone that reads Rebuilt A.D 1866. The property is three storeys high and constructed in sandstone with a grand front façade that includes a carriage coach entrance. The surrounding built form is predominately commercial. Dewsbury Viaduct is grade II listed.



Above: Map shows the only Listed structure in the vicinity are the viaducts as indicated above, application site indicated by a red circle.

Viaducts

RAILWAY VIADUCT (DEWSBURY-BATLEY LINE), HALIFAX ROAD

Grade II

Railway viaduct. Circa 1848 for L. & N.W.R. Co. Rock-faced deeply coursed stone with ashlar dressings. Deep moulded cornice and parapet. 12 segmental arches on curving plan, with rusticated vaults, and voussoirs. Massive moulded ashlar bases to piers.



Above: Listed arches

4.0 PROPOSAL IMPACT

The significance of the application site and building derives primarily from its historical role as a warehouse building. It is mainly in its original form but altered due to new windows at lower levels. The buildings are in sandstone with roofs of stone slate. The property itself is not listed nor does it stand within the Conservation Area.

The proposal is for change of use of the vacant building to a ghost kitchen. The principle of the proposal is favourable as it returns the vacant building to an active sustainable use.

The works associated with the change of use are minimal. None of these works would affect the external envelope of the building and therefore have a potential effect upon the historic fabric of the building or the Listed viaduct.

The internal changes have no effect upon the historic character because they are unseen. The property's principal contribution in context of the viaduct is made by its front elevation, this will remain unchanged.

It is considered the change of use would help maintain and regenerate this prominent area of Bradford Road and introduce a continued use for the site to ensure that it is an attractive place to live, work, play and visit. If not supported concerns are raised that the building may remain disused and unoccupied.

The public benefits of the change of use and occupation of the site for the future would have a positive but neutral impact on the building itself and the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the historic building, or the setting of other heritage assets and listed buildings (viaduct).

Overall, it is considered the proposed development would put an existing disused property into a suitable and viable use complementing the use of the buildings and and would overall have a neutral impact on the appearance and character of the area. This would in turn preserve the mentioned heritage asset.

The application therefore accords with Policy LP35 of the adopted Local Plan and the National Planning Policy Framework, in addition to Sections 66 and 72 of the 1990 Act.