



**Outline Application For
Proposed Dwelling
Adj. 2 Dam Head
Hinchliffe Mill
Holmbridge**

Heritage Impact Assessment

Introduction

This statement has been produced by AKPlanning in support of an outline planning application for the erection of a single dwelling on land adjacent to number 2 Dam Head, Hinchliffe Mill, Holmbridge.

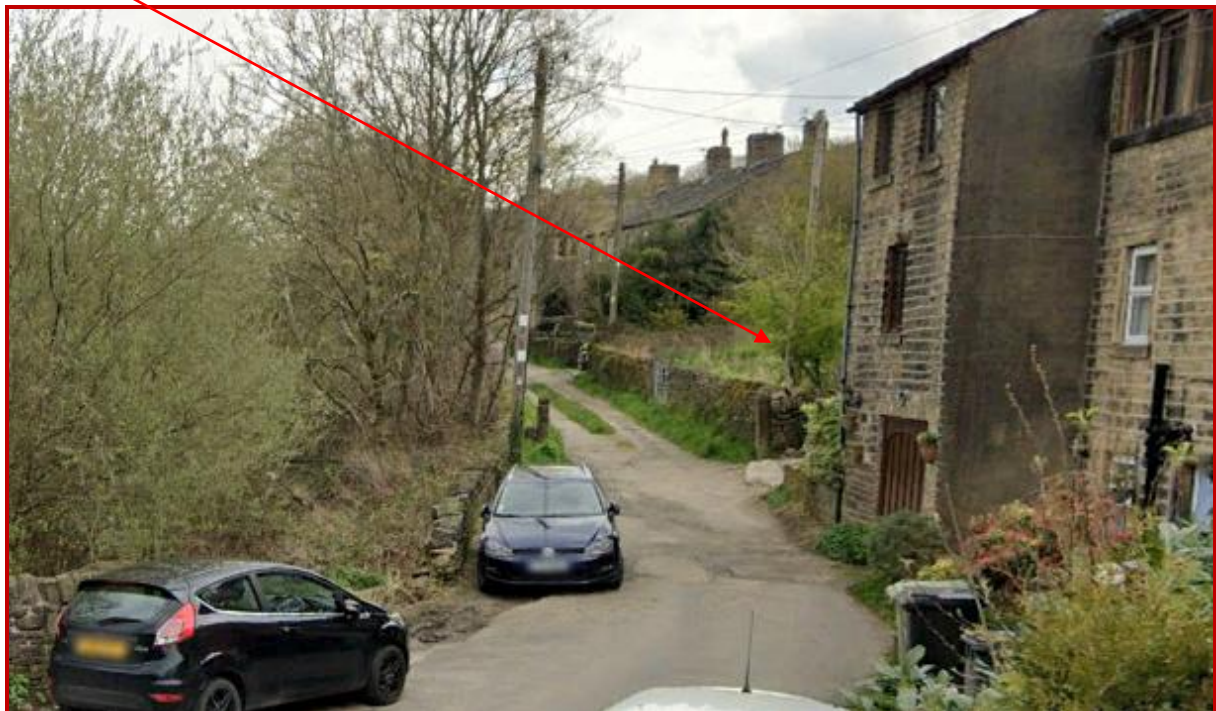
It is intended that this statement is sufficient for the application to be assessed in relation to heritage assets.

Site Location and Description

The aerial view below shows the sites location and appearance.



The site is an open field that has mostly been used for the grazing of horses.



Planning History

An outline planning application for two dwellings was submitted in August 2021. This application was refused for the following reasons: -

1. The proposed development would constitute inappropriate development in the Green Belt, which would unduly affect its openness, would conflict with one of the purposes of including land within Green Belts and would cause harm to its visual amenities. Very special circumstances which clearly outweigh the harm caused by inappropriateness and other harm have not been demonstrated. The development is therefore contrary to Policy LP59 of the Kirklees Local Plan, Policy 6 of the Holme Valley Neighbourhood Development Plan and Chapter 13 of the National Planning Policy Framework.

2. In the absence of a Heritage Impact Assessment which describes the significance of the affected designated heritage assets (Hinchcliffe Mill Conservation Area, No.1 Dam Head and No.5 Dam Head) and the contribution made by their setting, the application has failed to comply with the requirements of Paragraph 194 of the National Planning Policy Framework. Nonetheless, residential development on the site, including hardstanding, domestic paraphernalia and likely retaining walls, would urbanise a visually valuable open field thereby causing less than substantial harm to the significance of Hinchcliffe Mill Conservation Area and the Grade II listed building of No.1 Dam Head. Such urbanisation of this open and green site would also cause detrimental harm to the character and appearance of the area, as well as the visual amenities of the locality. No public benefits have been demonstrated which would outweigh the harm identified and the proposal is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the National Planning Policy Framework.

3. The application provides insufficient ecological information to determine whether the development could be undertaken without causing unacceptable harm to protected species and safeguard the Strategic Green Infrastructure Network. It would therefore conflict with Policies LP30 and LP31 of the Kirklees Local Plan, Policy 13 of the Holme Valley Neighbourhood Development Plan and Chapter 15 of the National Planning Policy Framework.

A second application, for a single dwelling, was then submitted and refused for similar reasons. This decision was appealed.

In his report the Inspector stated that the proposal did not have a detrimental impact on the identified heritage assets, full comments are below: -

13. The appeal site would be close to a number of listed buildings, including No. 1 Dam Head and No. 5 Dam Head. These buildings have historic significance, dating from the early to mid 19th Century. The appeal site is also situated just outside the Conservation Area whose significance is derived from its historic development and growth as a mill village, and its generally traditional built form. Views across the rural surroundings provide a spacious and verdant setting to the Conservation Area.

14. Both listed buildings at No.'s 1 and 5 would be separated from the appeal site by other intervening properties and would not be directly in the line of sight of the proposal. The proposed development would therefore have no detrimental effect on these heritage assets which would continue to be appreciated in their rural setting.

15. The proposal would introduce additional built development at the edge of the Conservation Area, and although the proposed dwelling's setback positioning would be uncharacteristic of the area, the rising topography of the appeal site and the area beyond to it to the rear, would still provide views of surrounding open areas of land. I do not therefore consider that it would be unduly harmful to the rural setting of the Conservation Area.

16. Consequently, I conclude that the proposal would not unacceptably harm the setting of the Conservation Area nor the setting of listed buildings. As such, it would comply with Local Plan Policies LP24 and LP35, NDP Policy 2 and Section 16 of the Framework, which seek, amongst other matters, to ensure that heritage assets are conserved in a manner appropriate to their significance.

The Proposal

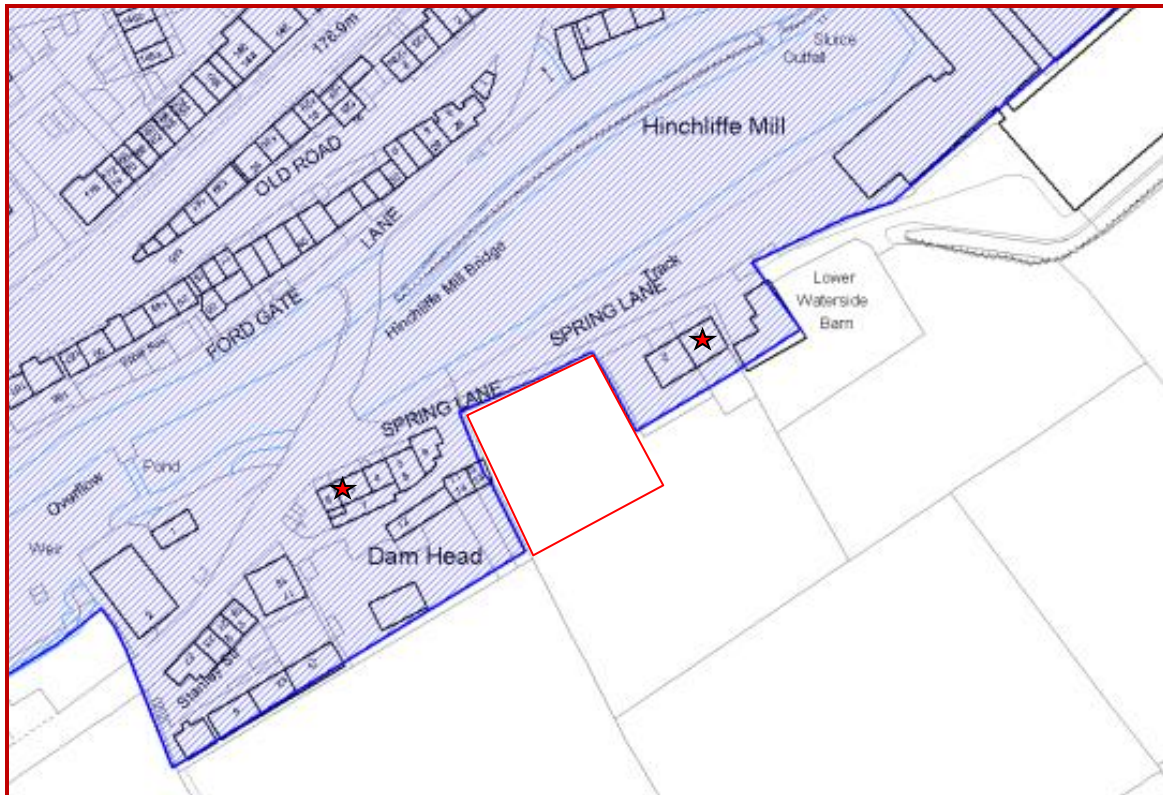
It is proposed to erect a new single dwelling as shown on the plan below. It is also intended to enhance the ecology of the rest of the site.



The application is in outline and any elevations etc. are shown for information purposes.

Identified Heritage Assets

The site is adjacent to Hinchliffe Mill Conservation Area. The plan below shows the Conservation Area boundary (blue) and the site (red).



There are two listed buildings near to the site. For information purposes their listing details are below; and their location is shown with a star on the above plan: -

SE 10 NW SPRING LANE 4/301 (Hinchliffe Mill)

No 5 GV II

Part of row. Early to mid C19. Hammer dressed stone. Stone slate roof. Three storeys. One 2-light and one 3-light stone mullioned window to all 3 floors. Ground floor entrance to right.

SE 10 NW SPRING LANE 4/300 (Hinchliffe Mill)

No 1 II

Part of terrace. Early C19. Hammer dressed stone. Stone slate roof. Coped gable. Stone brackets. Two storeys. Ground floor: central doorway, one 3-light and one 2-light stone mullioned window. First floor: one 3-light and one 2-light stone mullioned window and one single light.

Relevant Planning Policy

National Policy is contained in the National Planning Policy Framework (NPPF). It contains the following relevant policy: -

94. 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.

199. 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.

202. 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.

The Kirklees Local Plan was adopted in 2019 and contains the following relevant planning policy.

Policy LP35 Historic environment

1. 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, or all of the following are met:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use*

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
- b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*
- e. accommodate innovative design where this does not prejudice the significance of heritage assets;*
- f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted*

Heritage Impact Assessment

Listed Buildings

The two listed buildings are located near to the site. They are part of a group of residential properties, number 5 Spring Lane is separated by a number of existing dwellings from the site. It is our opinion that because of the separating buildings and the distance to the site the development will have no impact on the setting of this listed building.

No.1 Dam Head to the northeast of the site, this is a semi-detached property which is attached to No.2 that is adjacent to the site. The listed building is not adjacent the site. This group is separated from the other dwellings on Spring Street by the site.



The proposal is set in line with the adjacent dwellings near to the highway. This complies with the appeal Inspectors characterisation of the area. He stated: -

10. The appeal site is situated in a rural village where narrow lanes, the siting of properties to the

edge of the highway, or a short distance back from it, as well as the traditional stone-built form of properties all contribute positively to the area's character.

As the proposal is only for one dwelling an open space is left and this helps maintain the character of this part of the street which is edge of settlement.

Given the separation to the listed building, the retained open space and the setting back of the new dwelling it is our conclusion that the impact on this listed building is less than substantial.

The effect on the two listed buildings is less than substantial. The NPPF advises the following: -

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.

The public benefits are to be commensurate to the level of harm, the more the harm the more the public benefits have to be. In this case the harm is so insubstantial the benefits, to comply with policy, have to be minimal.

The proposal has three public benefits. Firstly, a new passing place is proposed. This will improve highway safety along this narrow road, especially as new dwellings are proposed off this road.

Secondly to achieve their housing supply Kirklees requires windfall sites, without these their housing policy will fail. This proposal will provide a dwelling towards these figures.

Finally, as part of the proposal the adjacent open land will be ecologically enhanced (additional report submitted). This report concludes that the proposal will generate a 0.43 habitat unit gain / +21.63% net gain. This biodiversity net gain (BNG) weighs heavily in favour of the application and is supported by the Governments current policy on BNG and the Environment Act.

These three matters together give enough public benefit to balance the less than significant harm to the setting of one listed building.

Conservation Area

The site is not within the Conservation Area as shown on the plan below: -



The proposal therefore effects the setting of the Conservation Area.

The field that the site forms part of is edge of centre and open. The proposal will only occupy approximately a 1/3rd the width of the site, thus visually a gap remains between the two sets of properties. The new dwelling is aligned with the residential buildings on Dam Head. The effect on the setting of the Conservation Area is limited

by the scale of the proposal and the remaining open space. As such the impact is less than substantial on the setting and is justified by the three public benefits already identified above.

Conclusions

The effect on the identified three heritage assets is less than substantial, as identified at appeal. There are three public benefits to the proposal, the passing place, a windfall dwelling and BNG. These public benefits (especially the BNG which is supported by Government Policy) outweighs the less than significant harm and therefore the application complies with planning policy.

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