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Designers & Architects

PLANNING,
HERITAGE
STATEMENT

CHANGE OF USE AND INTERNAL ALTERATIONS ON FIRST
FLOOR AT
13-15 CHAPEL HILL, HUDDERSFIELD

Job Ref: 2883

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the re-use and refurbishment of 13-15 Chapel Hill.
2. The building is Grade II listed, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons) and checked by Jeremy Child RIBA. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRPTION.

GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to 13-15 Chapel Hill. The building is of ashlar construction with a hipped slate roof. There are moulded eaves corncing on the main body of the building.
5. The windows are timber framed with ashlar heads. On the first storey there are sash windows.
6. The site is located in Huddersfield town centre. It is located on the junction of Milford Street and Chapel Hill. It is not within a Conservation Area [image below from Kirklees Kompass].



Location Map

7. 13-15 Chapel Hill is listed. The listed building is recorded as Grade II and is described by Historic England as - *CHAPEL HILL 1. 5113 (East Side) Nos 13 and 15 SE 1416 SW 3/334 II GV 2. Mid C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Blocking course. Continuous 1st floor sill.*

Curved corner. 3 ranges of sashes to Chapel Hill, one to Milford Street. Door on corner, with Tuscan pilasters and entablature.

There are a couple of listed buildings with proximity to the site. Those which are in the immediate vicinity are: 40 Chapel Hill and 36 Chapel Hill.



Location Map
Showing Surrounding
Heritage Assets

8. The listing notes for these buildings are:

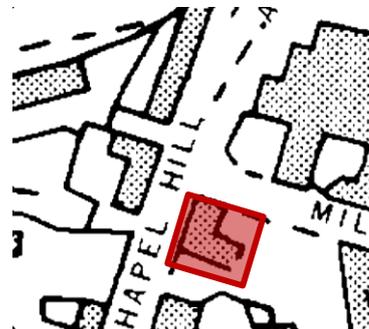
36 Chapel Hill - CHAPEL HILL 1. 5113 (West Side) No 36 SE 1416 SW 3/329 II 2. Mid C19. Painted ashlar. Hipped slate roof. 3 storeys. Moulded eaves cornice. Curved corner. 2 ranges of sashes. Door with 4 moulded panels and fanlight. Above this is large wooden panel with moulded cornice and scrolls with ferns either side.

40 Chapel Hill - Mid C19. Ashlar. Hipped stone slate roof. Three storeys. Moulded eaves cornice. Blocking course. Continuous sill bands. Two ranges of sashes. Door with four moulded panels and semi-circular fanlight in moulded surround. Cantled corner to Dale Street at ground floor level, with door and ogee squinch above.

9. The building first appears on the 1890 Town Plans [Kirklees Kompass] adjoining a curtilage of buildings built at a similar time. In the 1980 historic drawings, the buildings to the East of 13-15 Chapel Hill are shown to be demolished.



1890 Town Plans



1980 Historic

10. The building has had previous planning applications for listed building consent to erect a projecting sign. (Ref: 99/65/92252/W3) This application was approved.

11. A curved Tuscan porch sits above the main entrance with columns which have been painted to match the colour of the door. A moulded string wraps around the North and West faces of the building.



Tuscan porch
over entrance
[Google Maps]



Moulded string
around front of
building [Site
Visit]

12. The existing ground floor comprises of an unused takeaway reception space and kitchen/store backroom. The first floor is fitted as residential and is accessed through a separated entrance pictured above. There are no visible historical features of note across either floor.

SECTION 3: PROPOSED DEVELOPMENT

13. This planning application seeks to alter the internal layout to accommodate residential use by forming a single residential unit utilising the existing bathroom services.
14. Proposed remedial works to water or otherwise damaged ceilings, walls and floors will be carried out for the longevity of the building.

SECTION 4: HERITAGE IMPACT

15. The proposed development relates to the internal alterations of the listed building. There will be an impact on the character of the building.
16. This proposal will contribute to the setting of the listed building by utilising a vacant heritage asset and adapting the building for future residential use.
17. The proposal will have no negative impact on the visual appearance of the listed building and will instead work to improve its current condition.

18. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
19. Paragraph 207 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
20. Paragraph 208 of the NPPF sets out that *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
21. The Kirklees Local Plan Policy LP35 describing Historic Environment states: *"Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset."*
22. Policy LP24 states *how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*
23. The Kirklees Local Plan section 11.4 illustrates how: *'The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'*
24. The supporting text explains in 14.6 that *'Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.'*

SECTION 6: CONCLUSION

25. The proposal has negligible impact on the historical fabric of the existing listed building.
26. The proposal has no impact upon the setting of the adjacent listed buildings.

27. The internal changes are minimised to division of space and improved fire protection, which aid to longevity and use of the building.
28. The proposal has a positive impact on the street scene of the listed building. It aims to enhance the overall appearance of the heritage asset by improving the current disused state. This will allow the building to be brought back into beneficial use, which will safeguard the future sustainability of the Listed Building.



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