



# Groves Town

## Planning LTD

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<b>Document Title</b>	<b>Heritage Assessment</b>
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<b>GTP ref</b>	<b>2502003</b>
<b>Site</b>	<b>Bradley Hall Lower Quarry Road Bradley Huddersfield HD2 1FN</b>

### 1 Introduction

1.1 Planning permission is sought for planning permission and listed building consent to carry out works to an existing building accommodating residential and storage use together with a new building to be used in connection with a business which takes green waste (wood) and prepares it for use in biomass systems.

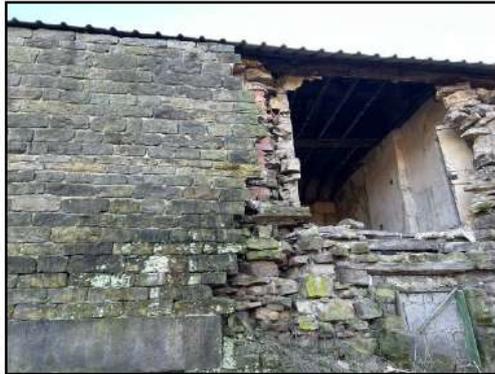
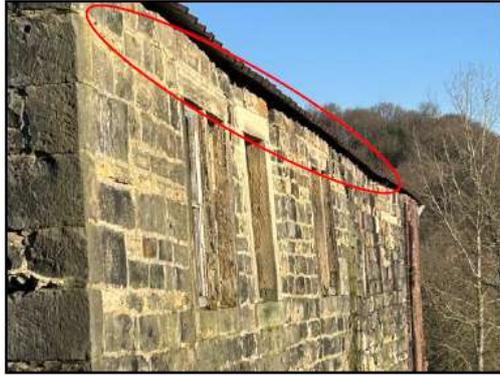
1.2 A planning statement which supports the application explains the development proposed in detail.

1.3 The existing building on the site is noted as being a grade 2 listed development.

1.4 The official listing is as follows

*Probably C17, with house body rebuilt in C19. Longhouse type. Hammer-dressed stone. Pitched stone slate roof. C19 red brick extension to north. 2 storeys. Housebody has 3 ranges of stone mullioned casements and door with 4 moulded panels. Barn has segment-headed barn door; 1 (apparently C17) planked door with chamfered jambs and lintel, and 3 1st floor openings with widely splayed embrasures. Another similar to rear. Extension has one range of windows and one of planked doors. Bradley was the southernmost grange of Fountains Abbey: it covered 4,400 acres. Bradley Hall may have been the site of the principal farm.*

1.5 Whilst the building on site has some architectural merit its current derelict condition limits any current value. The building was first listed in 1978 and there is little evidence to show that the status which the building might have had at that time has prompted care and maintenance.





South East facing facade



North West facing facade



North East gable

1.6 Whilst the listing notes that parts of the structure were rebuilt in the 19<sup>th</sup> Century, the later parts of the 20<sup>th</sup> and early 21<sup>st</sup> centuries have clearly seen deterioration.

## 2 History

2.1 Records, including the listing description, indicate that Bradley was the southernmost grange of Fountains Abbey some 50km (31 miles) to the north east.

2.2 This arrangement was common with the large Cistercian Monasteries of the middle ages. Each Cistercian abbey developed a network of granges to provide for the self-sufficiency of the house. A home grange beside the monastery directly served the community. Early legislation stipulated that these should be within a day's walk from the abbey, so that the lay-brothers who staffed the granges could return to their abbey on Sundays and feast days, to participate in the full liturgical day. It was not always practical or possible to adhere to this ruling, and granges were frequently situated further afield.

2.3 By the early fourteenth century Fountains had established thirty-nine granges, and the abbey itself was circled by a series of granges, three of which could be accessed directly from the outer court of the abbey precinct. Fountains' home granges provided for the community's immediate needs, supplying the kitchener with grains, meats, dairy produce and poultry. Surviving leases and documentation from the annual audits provide evidence of the kind of livestock kept and of crops grown, and the quantity of dairy produce manufactured. The kitchener of Fountains received pigs, capons, chickens and geese at the time of the Dissolution.

2.4 By 1478 it would appear that Bradley Grange was tenanted to John Pilkington.

["Huddersfield" in [West Yorkshire: An Archaeological Survey to A.D. 1500](#) (1981) edited by M.L. Faull & S.A. Moorhouse.]

2.5 With the dissolution of the monasteries in the 16<sup>th</sup> century, all land was seized by the Crown and sold or given to the Kings followers. Whilst often retaining their name, the historic function of the grange ceased and holding became farm holdings.

2.6 The farmstead has continued to be shown on maps.



1892



1907



Today

2.7 There does not appear to earlier mapping of the site.

2.8 As noted in the statutory listing the barn on site today represents a more recent 19<sup>th</sup> century structure, albeit in a similar location to that previously existing.

2.9 Previous archaeological investigations on sites to the south west have not revealed any significant findings and concluded that there is no reason to expect any significant below ground archaeology, such as would represent a constraint to the development proposed.

2.10 The Local Plan does not indicate that the site has any specific archaeological value.

### 3 Architectural Assessment

3.1 Whilst the building as it stands is in a poor condition key aspects of its historic architecture remain.

3.2 Fenestration and other openings retain the detail features noted in the listing. The 3 ranges of stone mullioned casements remain in place.



3.3 Barn has segment-headed barn door which although brick up remains intact.

3.4 Doors with chamfered jambs and lintel remain as do three 1st floor openings with widely splayed embrasures.

3.5 The stone slate pitched roof has been replaced.

### 4 Assessing significance

4.1 Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 127 and 128 (CLG, National Planning Policy Framework, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 126).

The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

- 4.2 Exceptional Level of Significance - The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II\* listing. The NPPF advises that substantial harm should be wholly exceptional. High Level of Significance - A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.
- 4.3 Medium Level of Significance - An undesignated asset important at a local to regional level, including locally (non statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- 4.4 Low Level of Significance - An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

4.5 Neutral The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

4.6 Intrusive - The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

### Archaeology

4.7 There is no evidence that the site is of archaeological importance. Land has been farmed with no obvious activity beyond the extent of the buildings

### Significance

4.8 The building is of interest because of its long house form a integrated dwelling, its detailing and particularly its relationship with Bradley Grange, although this aspect is the subject of very little reference and would not be apparent without detailed investigation.

4.9 As a consequence and notwithstanding its condition the listed status of the building is justified.

4.10 With the exception of its age, the surprising survival of some original features and the historic use as a monastic grange it is considered that the building has a medium level of significance.

4.11 The setting of the site contributes little to significance

### 5 Heritage Planning Context

5.1 The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

5.2 For listed buildings, the planning authority 'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses' (section 66).

5.3 Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

5.4 The National Planning Policy Framework (NPPF) was revised in December 2024 replacing all former planning policy statements (previous edition NPPFs). The Planning Practice Guide: Conserving and Enhancing the Historic Environment should be read in the light of the NPPF and does not comprise policy, but is a material consideration in the determination of applications.

5.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and

enhancing our natural, built and historic environment.’ So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Policies 202-221 are related to conserving and enhancing the historic environment.

5.6 The Planning Practice Guide states: ‘In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.’

5.7 Policy 206 states: ‘Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.’

5.8 Policies 207 and 208 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets’ importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

5.9 Policy 209 states: ‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.’

5.10 Policy 210 states: '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.'

5.11 Policy 212 states: '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.'

5.12 Policy 213 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

5.13 Policy 214 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, 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.'

The Planning Practice Guide gives guidance on how to assess if there is substantial harm: 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, 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.'

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when

removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.'

5.14 Policy 215 states; '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.'

5.15 Policy 217 states: '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.'

5.16 Policy 221 notes the scope to assess whether the benefits of a proposal for enabling development which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset outweigh the disbenefits of departing from those policies.

## 6 Appraisal

6.1 In the context of the above and review of the development proposals it is concluded that the heritage asset is of medium significance. Any harm to that significance should be weighed against the public benefits of the proposal including securing optimum use.

6.2 The grant of planning for the package of development proposed does not result in direct harm to the heritage asset, impacting only on its setting. Benefit is secured in securing a beneficial viable use, which in line with NPPF 221 not only facilitate the future conservation of the heritage asset but would support the return of that asset, to something of value.