Broadyards, 289 Oxford Road, Gomersal

Heritage Statement

May 2025

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Heritage Statement

EXECUTIVE SUMMARY

Site Name: Broadyards
Address: Broadyards, 289 Oxford Road, Gomersal, BD19 4JP
Local Planning Authority: Kirklees Council
Statutory Listing: N/A
Conservation Area: Gomersal
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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing Heritage Statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England. The Institute of Historic Building Conservation (the IHBC) recognises Humble Heritage as a professional Historic Environment Service Provider.

Humble Heritage Ltd undertook this Heritage Statement during May 2025 on behalf of the owner applicants and in close consultation with their specialist advisors. This assessment is intended to accompany an application for planning permission for demolition of two ancillary domestic buildings, erection of single storey and first floor side extensions and roof alterations at Broadyards ancillary buildings and cottage.

Broadyards is not a listed building but has some local historical and architectural interest and falls within the Gomersal Conservation Area.

This report provides an overview of the historical development of the application site and assesses the contribution that it makes to the significance of any nearby listed buildings and to the Gomersal Conservation Area. It then assesses the impact of the proposed works upon the significance of these heritage assets.

This report finds that the application site includes a large Victorian detached house set in mature private gardens that may have Georgian origins and a cottage annexe that has been much altered, alongside outbuildings that were largely demolished in the late 20th century and partly rebuilt in the early 21st century to form the current conservatory, garaging and domestic stores.

The assessment of heritage significance in this report concludes that the main house at Broadyards is likely a non-designated heritage asset of local architectural and historic interest that, together with its stone boundary wall and mature gardens, makes a positive contribution to the Conservation Area and to a limited degree to the setting of a nearby listed church and Sunday school. Broadyards Cottage has been heavily altered during the 20th century and again in the early 21st century and the outbuildings adjacent were largely demolished in the late 20th century and have been partly rebuilt around the courtyard to the cottage. The cottage therefore has little or limited significance and the modern outbuildings have neutral significance. They do not contribute to the special interest of the conservation area or significance that the nearby listed church, former Sunday school etc derives from its setting.

This report has assessed the heritage impact of the proposal and finds that it will result in modest heritage enhancements to Broadyards and to the channelled view along Grove Lane to the Grade II listed church. There is therefore a slight enhancement to the appearance of the conservation area. The significance that the listed buildings nearby derive from their setting would be unaffected by the proposed works given their discrete, modest, and carefully designed nature that relates well to the local vernacular and traditional character and appearance of Broadyards.

As the proposals preserve the special interest of the listed buildings nearby, enhances that of the Gomersal Conservation Area, and preserves the significance that the listed building derive from their setting, while enhancing the significance of Broadyards itself, the application accords with the objectives of Sections 66 and 72 of the *Planning (Listed Building and Conservation Areas) Act 1990*, and heritage provisions in the National Planning Policy Framework and local planning policy. This report therefore respectfully recommends that the application is approved.

INTRODUCTION AND METHODOLOGY

1.01 This Heritage Statement has been prepared by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd during May 2025 on behalf of the owner applicants Mr & Mrs Green and in close consultation with their specialist advisors D5 Planning and Martin Walsh Architectural. This assessment is intended to accompany an application for planning permission for demolition of two ancillary domestic buildings, erection of single storey and first floor side extensions and roof alterations at Broadyards ancillary buildings and cottage.

1.02 This assessment considers the heritage impact of the proposed works upon the significance of Broadyards itself (a potential non-designated heritage asset), the special interest of the Gomersal Conservation Area and the special interest of the nearby Grade II listed Grove Congregational Church and Sunday School and its forecourt walls by virtue of a change to their setting due to the proposed works.

1.03 The aims of this report are to:

- Inform the planning application to provide a tool to help the local planning authority to understand the significance of the site and the sensitivity of its surroundings, meeting the requirements of paragraph 207 of the National Planning Policy Framework.
- Help inform the applicant with respect of the potential heritage impact of the proposals.
- Assist those in the planning system who advise and assess future plans for change.

1.04 In accordance with Government guidance on heritage and also guidance produced by Historic England, this assessment draws together relevant existing information from written, graphic, photographic and electronic sources in order to assess the significance of the heritage assets, including the contribution to their significance made by their setting, and to assess the potential heritage impact of the proposed development. The potential impact of the proposed development on the significance of the heritage assets identified through changes to their setting has been

assessed with reference to Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: Note 3* (2017).

1.05 Listing description entries and cartographic evidence have been particularly useful sources of information consulted during the production of this report. There is no conservation area appraisal for Gomersal.

SITE LOCATION AND HERITAGE PLANNING CONTEXT

Site Location

2.01 The application site lies within the settlement of Gomersal. The site is situated off Oxford Road and is currently occupied by Broadyards, a detached dwelling with access from Oxford Road, and an attached cottage, accessed off Grove Lane.

Legislation, Planning Policy and Guidance

2.02 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development. The purpose of this Heritage Statement is to satisfy paragraph 207 of the National Planning Policy Framework which states that *'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'*.

2.03 For planning applications Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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'.*

2.04 With regards to conservation areas, these are defined as *'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'* (section 69 (1a)). Section 72(1) of the Act requires that: *'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

2.05 Paragraph 210 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. This states that:

'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.'

2.06 Paragraph 212 of the National Planning Policy Framework 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)...'* Paragraph 213 states that *'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…'*

2.07 Grade II listed buildings are not classed as '*assets of the highest significance'* in the NPPF (paragraph 213b).

2.08 Paragraphs 214 and 215 of the National Planning Policy Framework make a distinction between proposals that will lead to '*…substantial harm to (or total loss of significance of)…'* a designated heritage asset (paragraph 214) and proposals which will have '*…less than substantial harm…'* to a designated heritage asset where this harm *'should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'* (paragraph 215).

2.09 In contrast to designated heritage assets, the National Planning Policy Framework does not require planning authorities to give *'great weight'* (paragraph 212) to the conservation of non-designated heritage assets or for applicants to provide *'clear and convincing justification'* (paragraph 213) in cases of harm to, or loss of, their significance but rather a '*balanced judgement'* (paragraph 216) is required. The NPPF states in paragraph 216 that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that affect directly or indirectly non designated heritage assets, balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

2.10 The Ministry of Housing, Communities & Local Government Planning Practice Guidance (PPG) clarifies the status of non-designated heritage assets: *'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.'*

2.11 Paragraphs 219-220 cover Conservation Areas, World Heritage Sites and the setting of heritage assets. Paragraph 219 states that, *'Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'* Paragraph 220 notes that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance…'*

2.12 The importance of identifying the significance of a heritage asset is highlighted in the NPPF as this is essential in informing future change that affects heritage assets. The aim of heritage conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity. In Annex 2 of the NPPF *'significance'* is defined 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'*.

2.13 As this application does not affect the fabric of any listed buildings any impact will be through changes to their settings or to a possible non-designated heritage asset at the site. Setting is defined in the National Planning Policy Framework (NPPF) as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF, Annex 2: Glossary)

2.14 Historic England's guidance on setting expands upon the NPPF's definition, and makes clear that although visual relationships are key, other factors can play a role and that the historic relationship between places can also be a consideration:

'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an

asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.' (Historic England 2017, 2).

2.15 The assessment methodology employed in this report is based on what Historic England describe as *'A Staged Approach to Proportionate Decision-Taking'* as outlined in the Historic England guidance note on the setting of heritage assets (Historic England 2017).

2.16 In terms of local planning policy the statutory Development Plan for Kirklees is the Local Plan (adopted 27 February 2019). This includes policy LP35 – Historic Environment and *Housebuilders Design Guide Supplementary Planning Document* (2021).

Relevant Planning History

2.17 This is covered within the Planning Statement, but in summary:

- Application 2006/62/91594/E1 - approved the erection of a conservatory attached to the rear of the main house.
- Application 2006/95233 – approved the erection of a detached dwelling with integral garage (within a conservation area). Although this 2007 planning permission has not been completed, a material start was made in that foundations were excavated and inspected by Kirklees Building Control and the boundary wall adjacent to the proposed entrance off Grove Lane was lowered as part of the conditions set out in the decision notice.
- Application 2007/62/94973/E1 – approved the erection of a detached garage and store to the cottage annexe at Broadyards on 11 January 2008.

THE SITE AND RELEVANT HERITAGE ASSETS

3.01 The following assessment corresponds to the steps outlined by Historic England in their guidance on the setting of heritage assets, with the exception of step 5, which is a matter for decision makers and is not addressed in this assessment.

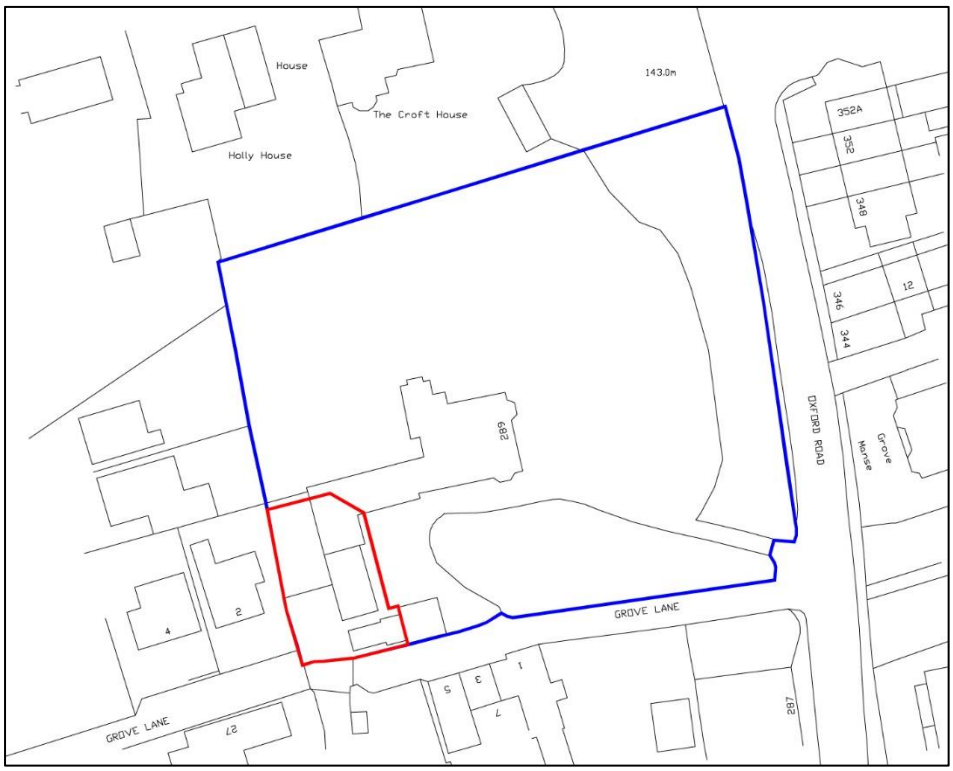
Step 1: Identify which heritage assets and their settings are affected by the proposed development

3.02 The setting of a heritage asset is defined in the NPPF as *'The surroundings in which a heritage asset is experienced... Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* (Annexe 2: Glossary). Historic England's *'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition)'* states that therefore there are *'twin roles'* of setting; a heritage asset's setting can contribute to its heritage significance and/or it can allow that significance to be appreciated (2017, 1). Setting is not only a visual matter but is also affected by *'our understanding of the historic relationship between places'* (2017, 2).

3.03 The following heritage assets have the potential to be affected by the proposed work for demolition of two ancillary domestic buildings, erection of single storey and first floor side extensions and roof alterations at Broadyards ancillary buildings and cottage. They are therefore assessed below:

- Broadyards – the main house is a potential non-designated heritage asset.
- Grove Congregational Church and Sunday School and its forecourt walls (Grade II).
- Gomersal Conservation Area.

3.04 There are other listed buildings nearby – such as Gomersal Public Hall and Sigston House. However, when providing heritage advice earlier in the process before the designs had reached concept stage, it was readily apparent from a site inspection that there is no visual, physical, aesthetic or historical association between these listed buildings and others within the settlement – and the application site and therefore the proposed works do not fall within their setting as they will not have the potential to affect the significance that these heritage assets derive from their surroundings or ability to appreciate them.



The application site comprises Broadyards Cottage and some of the ancillary buildings at Broadyards (courtesy of Martin Walsh Architectural)

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

3.05 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework 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'.*

Broadyards: Site Description

3.06 Today Broadyards is a large house set within a substantial mature private garden with a high level of screening. It has been heavily modernised, in particular with works approved in 2006-2008 resulting the current garage/stores, conservatory and character of the cottage. The extent of change is captured on Ordnance Survey maps from the present day, 1971, 1956, 1942, 1922, 1908, 1894, 1854 alongside the modern planning history.

3.07 The earliest available Ordnance Survey map is the first edition map that was published in 1854 (**figure 1**). This shows a house with a simple rectangular footprint to the south-west of which was a large range of ancillary buildings with a U-plan footprint arranged around a courtyard. These were set in a large plot with an ornamental garden with tree screening to the main road with further buildings to the north-east corner. There was access via both the current entrance on the

corner of Oxford Road and Grove Lane (called Dark Lane on this map) and direct to the outbuildings along Grove Lane.

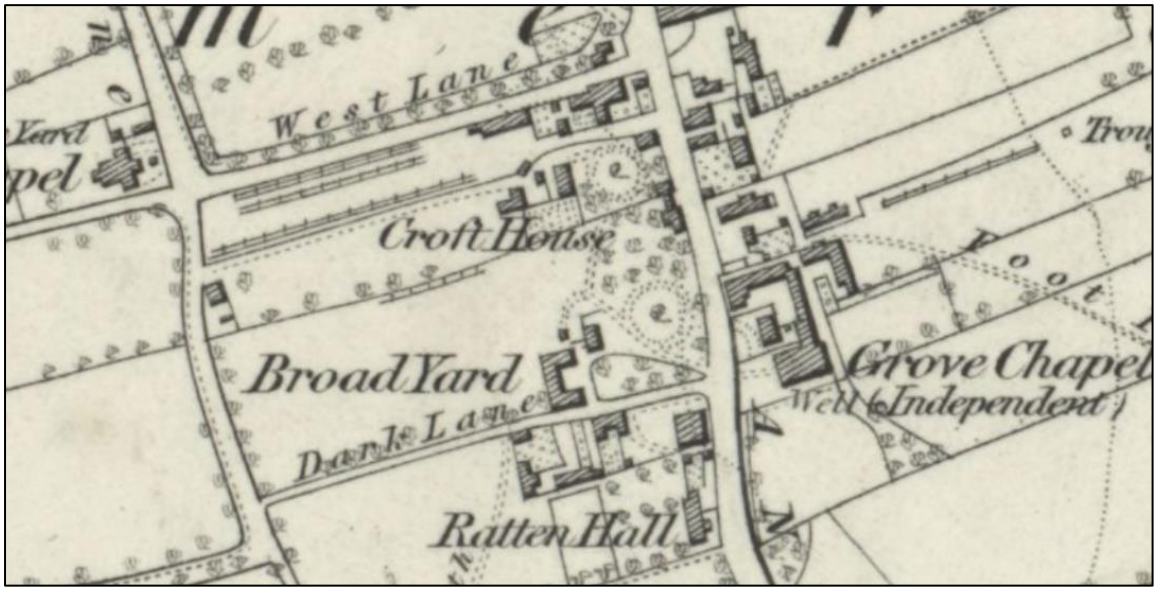


Figure 1: Ordnance Survey map extract, 1854

3.08 By the time of the 1894 Ordnance Survey map (**figure 2**) the house at Broadyards has either been replaced or extended with the current bay windows and rear offshoots shown. The basic character and form of the main house therefore dates to the Victorian period but it may have an earlier core. The buildings at the north-east corner have been largely demolished, a large glasshouse has been built in the grounds and a kitchen garden is also shown. The U-plan range of outbuildings is shown divided into five blocks with a part open front range to the north.

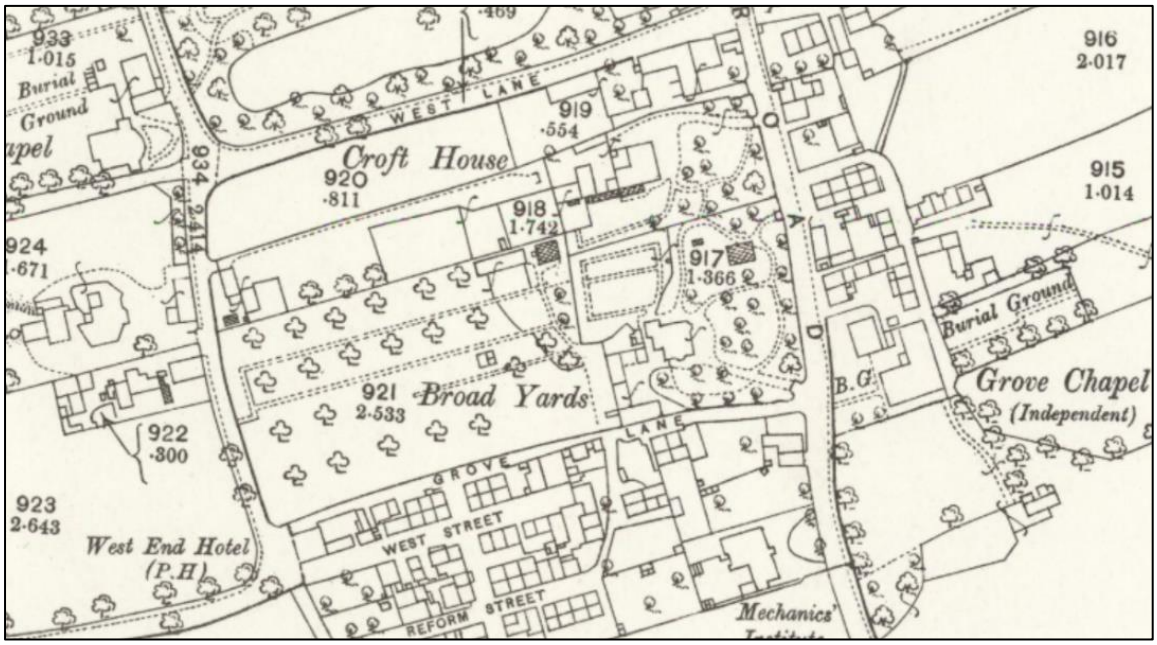


Figure 2: Ordnance Survey map extract, 1894

3.09 The 1908 Ordnance Survey map shows the addition of a large outbuilding and nearby glasshouse in the grounds to the north-west of the house (**figure 3**). The 1922 Ordnance Survey map is very similar to that of 1908 with only minor changes and addition to outbuildings in the wider grounds shown on the 1942 map.

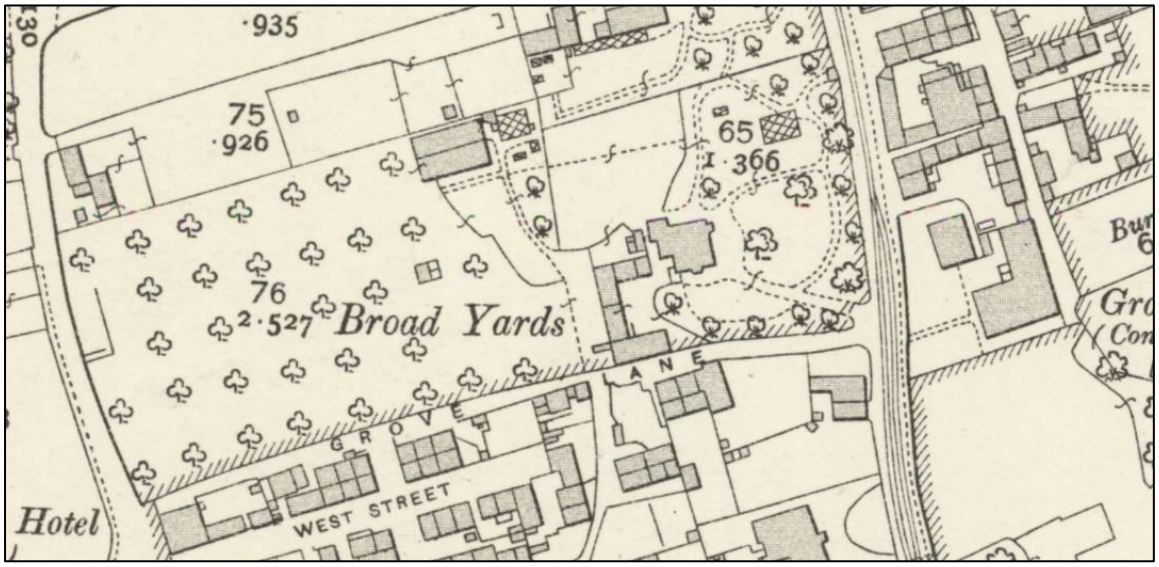


Figure 3: Ordnance Survey map extract, 1908

3.10 The 1956 Ordnance Map (**figure 4**) labels the outbuildings facing Grove Lane as Nos.2 and 2a. These have since been replaced by the current garage block and store but this map would indicate that they had been converted to a residential use by the mid-20th century. The grounds had developed with a tennis court on the site of the former kitchen garden and some detached outlying outbuildings and glasshouses altered.

Figure 4: Ordnance Survey map extract, 1956

3.11 The 1971 Ordnance Survey map shows more extensive change (**figure 5**). Nos.2 & 2a shown on the 1956 map have been demolished, alongside half of the U-plan range of outbuildings. The size of the grounds has also been considerably reduced with a modern housing estate off Grove Close built in the former grounds to the west. The glasshouses and other detached buildings are no longer shown except for the small building at the north-east corner of the grounds.

Figure 5: Ordnance Survey map extract, 1971

3.12 The loss of the outbuildings in the c.1960s has been addressed in recent years as it resulted in a deficiency in ancillary buildings to support Broadyards. Thus part of the lost former U-plan range is now the site of the garage and stores approved in 2008 (reference 2007/62/94973/E1). Part of the U-plan range has been rebuilt and extended to attach to the main house. This is the conservatory that was approved in application reference 2006/62/91594/E1.

3.13 The only surviving part of the U-plan range of outbuildings shown on the historical mapping is the two storey cottage annexe (Broadyards Cottage). This is thought to have been converted to an independent cottage in the c.1960s and was originally used to house a gardener, housekeeper etc. It has been altered in recent years with upgrades to make suitable for a tenant. Thus the image below taken in about 2006 shows different fenestration, an entrance and porch roof facing the courtyard, an integral garage, and a separate double garage block.

Figure 6: Cottage annex in c.2008 with previous garage and previous conservatory attached to the side

Figure 7: Cottage annex today with new rainwater goods, replacement window units and fenestration pattern, remodelled interior with no garage, entrance relocated to the other side of the building with associated parking area and separate entrance from the road. The conservatory attached to the side has also been rebuilt

Figure 8: Cottage annexe entrance relocated to the other elevation with associated garage/domestic stores built and parking area

Figure 9: Former first floor window in side elevation of cottage annexe blocked historically and conservatory replaced

Figure 10: Garage near cottage annexe rebuilt and stores added adjacent

Figure 11: Conservatory rebuilt and rooftop solar panels installed

Figure 12: Conservatory extended to attach to the main house

Figure 13: Access entrance to the cottage courtyard from Grove Lane with garage and conservatory area remodelled with lowered walls, new railings and gates and ground surface repaved

Figure 14: Principal frontage of Broadyards main house with main entrance. Cottage annexe and ancillary buildings recessed in the background

Figure 15: Main house and cottage annexe and ancillary buildings viewed from access drive to the main house

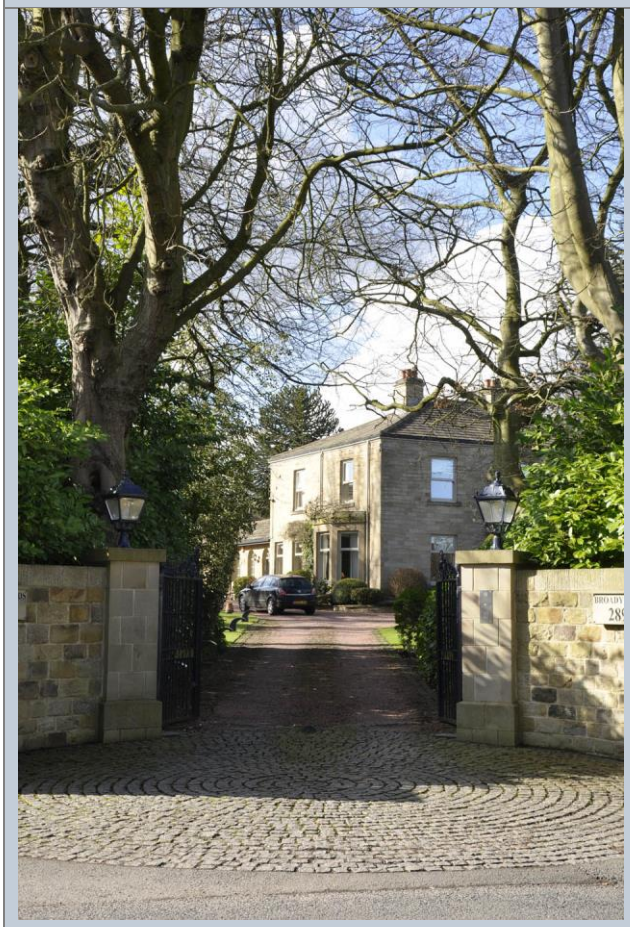


Figure 16: Access to main house has been upgraded and modified but is in the same approximate position as historically

Figure 17: Side elevation to main house with modern single storey kitchen diner extension

Figure 18: View towards the ancillary buildings and cottage annexe from the private garden at Broadyards. Modern housing estate in the background was built on land formerly part of the Broadyards grounds

Broadyards: Assessment of Heritage Significance

3.14 This assessment finds that the **main house at Broadyards may meet the threshold for being a non-designated heritage asset** because it may retain a Georgian core, was extended and modernised into a Victorian suburban villa in the mid-late 19th century and retains that character externally displaying traditional design with a pleasing aesthetic quality. It is also set within large mature gardens that contribute to the aesthetic quality of the site.

3.15 In contrast the **cottage annexe** was much altered in the c.1950s/1960s when it was converted to modern residential use and was much altered again in c.2006 as seen in the figures above with new window units to a different size, design and position, a new door in a different elevation, removal and conversion of a former integral garage, evidence of blocked and changed first floor external openings and so on. It has been thoroughly modernised, has lost the legibility of its original uses, has lost much of its historical character, appearance, floor plan etc. It therefore has **some limited interest** due to its presumed pre-1850 origins, the survival of its stone elevations and stone slate roof (re-laid after works to the roof) and historical association with the main house at Broadyards, but this is not sufficient to meet the threshold for local interest as a non-designated heritage asset.

3.16 The **garage, stores and conservatory** attached to, or adjacent to, the cottage annexe have all been rebuilt in the early 21st century and are not authentic historical structures. They have **neutral heritage interest**.

3.17 Overall Broadyards is not an intact authentic historical place but one that has considerably changed in terms of the extent and character of its garden, the house (replaced or much rebuilt in the mid-late 19th century with the current main house), loss of the U-plan range of ancillary outbuildings except the cottage annexe, new replacement buildings in the area of the former U-plan range, including a modern link to the house, addition of a swimming pool, loss of historical landscaping such as the kitchen garden. **The main house, gardens and stone boundary walls positively contribute to the character and appearance of Gomersal Conservation Area** as a Victorian villa of a size and grandeur that reflects its presumed origins for the middle/professional classes. The cottage annexe and ancillary structures neither contribute to, nor detract from, the special interest of the conservation area.

Grove Congregational Church and Sunday School (Grade II) and its forecourt walls (Grade II)

3.18 The church was added to the list on 30 April 1982 alongside its Sunday School. The listing entry reads:

'United Reformed Chapel with adjoining Sunday School. 1825-6. Sunday School possibly earlier. Dressed stone. Stone slate roof. Two storeys with plinth and 1st floor sill band. 3-bay pedimented front to hall, 5 bays long. Central doorway in architrave, with frieze and cornice over. Double door with narrow fielded panels. Rectangular fanlight with marginal glazing. Round arched ground floor windows in round-arched recessed panels which extend to plinth. Round-arched windows to 1st floor, the centre one in recessed panel. All with marginal glazing. Oculus in tympanum of pediment. Galleried interior partly refurbished in the 1860s.

The Sunday School wing is of 2 storeys, with hipped stone slate roof. Four bays and round-arched sashes with glazing bars.'

3.19 The forecourt walls, gate piers and gates to Grove Congregational Church were also added to the list at Grade II on the same date. The listing entry reads:

'Dwarf stone wall gate piers and gates. Circa 1825-6. Central ashlar gate piers with panels and cornice cap. Cast iron gates with dog rails and ornamental cresting.'

3.20 The significance of the church derives principally from its historic interest as an early 19th century (Georgian) United Reformed Chapel with a key social and religious role within the settlement and role as a repository of its inhabitants. It was built to serve the non-conformist parishioners of Gomersal and provide a place of worship, christenings, weddings, funerals, and so forth for the local community. It also enjoys a close historical, functional and physical association with the adjoining former Sunday School that had educational and social roles. The church retains a galleried interior with Georgian and Victorian fixtures and fittings. The two buildings also have architectural interest as they retain much of their historical character and legibility relating to their

original design and use. There is a strong group value between the church, Sunday school and its contemporary walls, gate piers and gates.

3.21 The church complex has special architectural and historic interest and positively contributes to the special interest of Gomersal Conservation Area. It occupies a prominent location at the Oxford Road roadside.

3.22 There is no known historical association between the inhabitants of Broadyards and the church but the roadside boundaries of Broadyards can be seen in some of the same views as the church complex. Thus, while Broadyards does not contribute to the significance of the church, any development here does have the potential to affect the significance that the church derives from its setting.

Figure 19: Oxford Road view to streetscene elevation of the chapel

Figure 20: A view along Grove Lane looks into the conservation area. This includes part of the cottage and outbuildings and terminates at the Grade II listed church and is therefore a view with heritage sensitivity

Figure 21: View along Grove Lane terminating at the chapel includes the southern boundary (stone wall and hedge) to Broadyards

Gomersal Conservation Area

3.23 There is no conservation area appraisal for Gomersal. However, a brief review of the settlement would suggest that it contains a number of large detached Georgian and/or Victorian houses set in large mature gardens and thus Broadyards positively contributes to this. There are also a variety of Georgian and Victorian public buildings generally built in stone with stone slate roofs. Gomersal is a loosely knit settlement of large imposing houses and public buildings together with more closely knit development in other areas. The walling materials to buildings and boundary walls are mainly stone. Broadyards is discretely positioned as it is set well back from the public highways behind a high stone wall with mature trees, shrubs and hedging.

Figure 22: View to main entrance from Oxford Road and along the boundary at Grove Lane highlights the discrete and private nature of the site

Figure 23: View to Broadyards when the entrance gates are open

Figure 24: Boundary wall and mature tree and shrub hedging along Oxford Road

Figure 25: View from modern housing estate to the rear of the site, outside of the conservation area, looking towards Broadyards Cottage and modern outbuildings

The contribution that the application site makes to the significance of the heritage assets

3.24 The main house at Broadyards is likely a non-designated heritage asset that, together with its stone boundary wall and mature gardens, makes a positive contribution to the Gomersal Conservation Area and to a limited degree to the setting of the church.

3.25 Broadyards Cottage has been heavily altered during the 20th century and again in the early 21st century and the outbuildings adjacent were demolished in the late 20th century and have been partly rebuilt around the courtyard to the cottage. The cottage therefore has little or limited significance and the modern outbuildings/ancillary buildings have neutral significance. They do not

contribute to the special interest of the conservation area or to the significance that the listed church, former Sunday School etc derives from its setting.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

4.01 This section of the Heritage Statement assesses the likely level of harm (if any) caused to the designated heritage assets assessed above in accordance with the National Planning Policy Framework i.e. as either '*substantial harm'* or *'less than substantial harm'*. The National Planning Policy Framework Planning Practice Guidance (PPG) advises that in considering the "setting" of a heritage asset: '*A thorough assessment of the impact on setting needs to take into account and be proportionate to the significance of the heritage assets…and the degree to which the proposed changes enhance or detract from this significance and the ability to appreciate it'.* The PPG advises that: '*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…works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'.*

4.02 In contrast to designated heritage assets, the National Planning Policy Framework and other policy does not require planning authorities to give *'great weight'* (paragraph 212) to the conservation of non-designated heritage assets or for applicants to provide *'clear and convincing justification'* (paragraph 213) in cases of harm to, or loss of, their significance but rather a '*balanced judgement'* (paragraph 216) is required. The NPPF states in paragraph 216 that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that affect directly or indirectly 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.'*

4.03 If the development is '*capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting'* (Historic England 2017). As noted above, setting is defined as '*the surroundings in which a heritage asset is experienced*' (Historic England 2017, 9; NPPF Annex 2: Glossary).

The Proposal and Reasons for the Proposal

4.04 The proposal seeks the demolition of two ancillary domestic buildings, erection of single storey and first floor side extensions and roof alterations at Broadyards ancillary buildings and cottage. The intention of the work is to convert the cottage from a rental to a family home for the owners Mr & Mrs Green to downsize and retire into so that their family can relocate into the main house thus creating a multi-generational home.

4.05 In summary the main works comprise:

- Alterations to the roof of the existing conservatory to Broadyards to form a hipped gable.
- Replacement of the single storey bay of the conservatory that attaches to the cottage with a two storey structure.
- Replacement of two modern domestic stores attached to the garage with single storey ancillary accommodation linked to the cottage with PV panels installed on the flat roof.
- Air source heat pump installed to the gable end of the cottage.
- Raise the height of the stone boundary wall where it passes the cottage and proposed replacement ancillary building with matching Yorkshire stone.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it

4.06 The proposed development of the site is assessed below proportionately to the relative significance which the site makes to the heritage assets assessed in section 3, but has also been written with reference to significance of the buildings affected. I.e. the domestic stores and conservatory are modern buildings of neutral significance, Broadyards Cottage has little or limited significance and Broadyards is a potential non-designated heritage asset.

Location and Siting

4.07 None of the proposed work directly affects the main house at Broadyards or any other heritage asset. Instead, the work is limited to the much altered Broadyards Cottage and modern ancillary buildings at the site. The proposed extensions replace existing modern buildings that are discreetly sited and separated from the main house by the modern conservatory to be retained. They do not increase the current building ground level footprint at Broadyards and will be screened by the existing stone boundary wall, which will also be raised slightly in a matching Yorkshire stone for improved privacy and security.

Form and Appearance of the Development

4.08 **Boundary wall** - raising a section of the boundary wall in a matching Yorkshire stone will reinforce a traditional feature within the conservation area. The wall has previously been lowered at access points along Grove Lane. It therefore enhances the significance of Broadyards and the conservation area and retains the channelled view to the Grade II listed church. Indeed, the modern stores are currently visible in this view while the replacement building will be largely hidden in this view thus reinforcing the traditional view to the church. This is a ***heritage enhancement***. The air source heat pump, ancillary structures etc will be hidden from view.

4.09 **Side Extension** - the single bay of the conservatory to be replaced has a modern glazed appearance to the roof and elevation that faces Broadyards with utility UPVC pipework. The replacement of this with a traditionally designed extension will better harmonise with the cottage and Broadyards. This is because it will remain subservient with set back elevation facing the yard, lower eaves and ridge height compared to the cottage, traditional dual pitch roof with reclaimed Yorkshire stone slates from the ancillary buildings to be carefully dismantled. The timber framed casement windows and patio doors have a traditional character and material and the replacement of uPVC with aluminium for pipework is another ***aesthetic enhancement***. The extension will reinforce the traditional character and appearance that has been eroded here and so will enhance the setting of Broadyards.

4.10 **Roof** - the works to adapt the conservatory roof will cause ***no harm*** as hipped roofs are part of the character of the site and so this prevailing character will be preserved and reinforced. The conservatory and its roof are modern so there is no loss of historic roof structures.

4.11 **Playroom/Home Office Side Extension** – the loss of the two domestic stores will result in no harm to heritage as these are modern structures. The proposed building is modest in height and footprint, will remain ancillary to the cottage and use traditional materials and window details etc that will harmonise with the cottage while providing useful ancillary accommodation that will link to the cottage. The solar panels on the rooftop will be discreet – much more discreet and further away from Broadyards that those installed on the conservatory roof that abut Broadyards and face the yard. The significance of the site and contribution that it makes to the setting is thus ***preserved***.

4.12 **Materials** - maintain the simple and restrained material palette seen at the property that contributes to its traditional appearance i.e. timber windows and doors, aluminium service pipes, Yorkshire stone walling and roof covers. The removal of uPVC pipework and rationalisation of pipework is a ***heritage enhancement***.

4.13 **Footprint and Scale** - the footprint at Broadyards remains the same with the main difference in scale being the raising of the side extension but this will preserve the significance of the largely modern U-plan courtyard as it is not an alien or intrusive element into the domestic context but is instead actually an improved design over the single storey bay of the conservatory that it will replace.

Other Effects of the Development

4.14 This is not a temporary development and the materials chosen for it have a reasonable life span, as this is part of the long-term sustainability of a multi-generational extended family home that represents an investment in its long-term sustainable future.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

4.15 The following have ensured that the proposal maximises enhancement and avoids harm to heritage:

- Use - retains established residential use of Broadyards as family accommodation.
- Scale – domestic, in-keeping with Broadyards, subservient to main house and cottage. Preserves legibility of the cottage as the older and principal building at the courtyard.
- Significance – the cottage only has limited or little significance and modern stores and conservatory have neutral significance and so there is no loss of old or important structures from their replacement. The main house remains unaffected and is set some distance away with intervening modern structures.
- Materials – traditional and will harmonise with existing. For example, Yorkshire roof slates for the extension roof will be reclaimed from the existing ancillary buildings.
- Design – traditional design relates well to the existing cottage.
- Screening – raising the current boundary wall here better screens the modern ancillary structures compared to the existing and reinforces a historical vernacular feature.

Summary of Heritage Impact

4.16 The NPPF sets out a sequential process for assessing potential harm. The accompanying Planning Practice Guidance expands on the interpretation of this policy. In considering the 'setting' of a heritage asset the guidance advises that: *'A thorough assessment of the impact on setting needs to take into account and be proportionate to the significance of the heritage assets…and the degree to which the proposed changes enhance or detract from this significance and the ability to appreciate it'.* The proposed development is considered to result in modest heritage enhancements to Broadyards and to the channelled view along Grove Lane to the Grade II listed church. There is therefore a slight enhancement to the appearance of the Gomersal Conservation Area. The significance that the listed buildings nearby derive from their setting would be unaffected by the proposed works given their discrete, modest, carefully designed traditional nature.

4.17 Policy LP35 and Chapter 16 of the NPPF are relevant as they seek to ensure that heritage assets such as conservation areas are protected and enhanced. This is also supported by the Housebuilders Design Guide SPD. The proposal accords with the policy context. It also accords with Local Plan Policy LP24, which states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'* and that *'extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers'.*

4.18 As the proposal preserves the special interest of the listed buildings nearby and enhances that of the Gomersal Conservation Area, and the significance of Broadyards itself, the application accords with the objectives of Sections 66 and 72 of the *Planning (Listed Building and Conservation Areas) Act 1990*, and heritage provisions in the National Planning Policy Framework and local planning policy. This report therefore respectfully recommends that the application is approved.

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