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Design & Planning

Heritage Statement to accompany application for planning permission within a conservation area at 16 Banks Ave, Golcar, Huddersfield HD7 4LZ.



Existing front elevation of 16 Banks Avenue

Introduction

This statement has been prepared on behalf of Mr Robert Clay and will accompany a Planning Application (Ref 2025/92412) for a rear extension at first floor only over the existing rear single storey ground floor accommodation.

Proposed Works under Consideration

The works will involve the removal of the existing roof of the single storey accommodation and the erection of first floor accommodation over. The existing ground floor windows will be removed in lieu of bi-folding doors opening into the existing rear garden/yard area. The existing roofline will be extended in a hipped manner to suit the new first floor accommodation. Please refer to the application drawings for full details.



Existing rear elevation of 16 Banks Avenue

16 Banks Avenue is currently used as a residential dwelling and as part of the works the new accommodation will create an extended rear bedroom and new ensuite bathroom. Internal changes to the ground floor plan are proposed to open up the cellular room design to a more open-plan living arrangement.

Relevant Legislation / Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or 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

The National Planning Policy Framework (NPPF)

Para 207 - 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.

Para 208 - Local planning authorities should identify and assess the significance of heritage assets affected, and take this into account when considering the impact of a proposal.

Para 209 - Great weight should be given to the asset's conservation, irrespective of whether harm amounts to substantial harm, total loss, or less than substantial harm.

Para 210 - Any harm to, or loss of, significance of a designated heritage asset (including conservation areas) should require clear and convincing justification.

Para 211 - Substantial harm or total loss of a designated heritage asset should be exceptional (for conservation areas, World Heritage Sites, etc.) or wholly exceptional (for assets of the highest significance, e.g. Grade I listed buildings).

Para 212 - Where a proposed development will lead to substantial harm or total loss, local planning authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits, or certain narrow exceptions apply.

Para 213 - Where a development will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

Para 214 - Local planning authorities should look for opportunities for new development within conservation areas (and settings of heritage assets) to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution should be treated favourably.

Para 215 - The ability to record evidence of heritage assets should not be a factor in deciding whether such loss should be permitted.

Kirklees Local Plan 2019 (KLP)

KLP 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

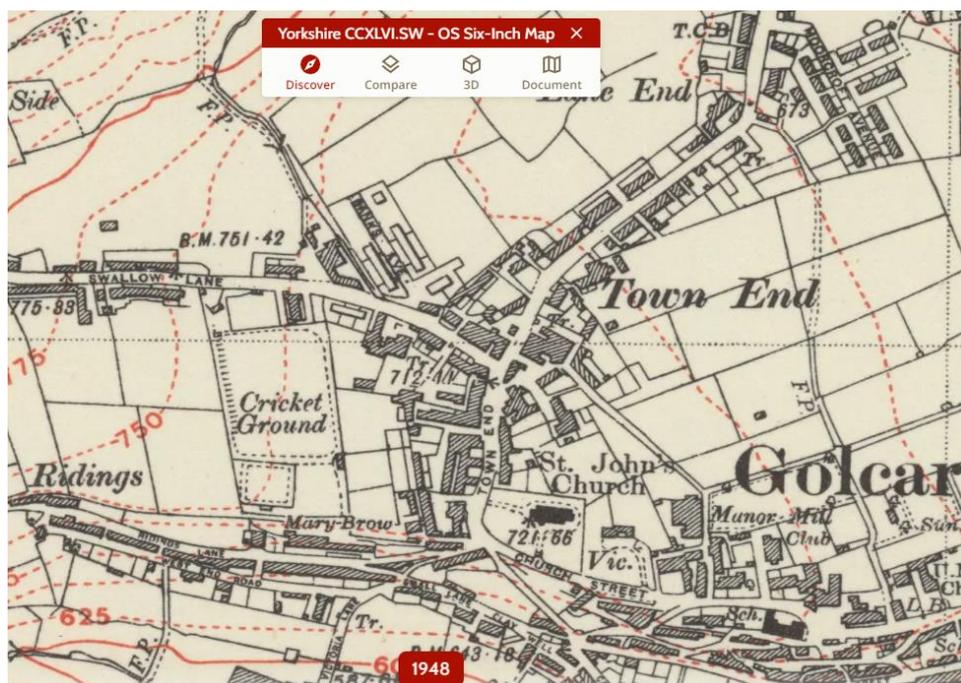
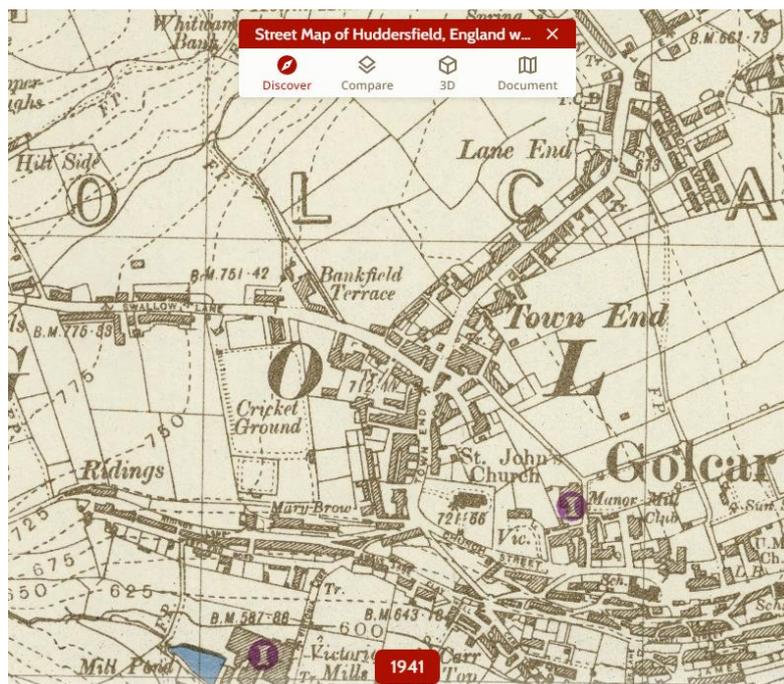
substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- 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.
2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.
 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.

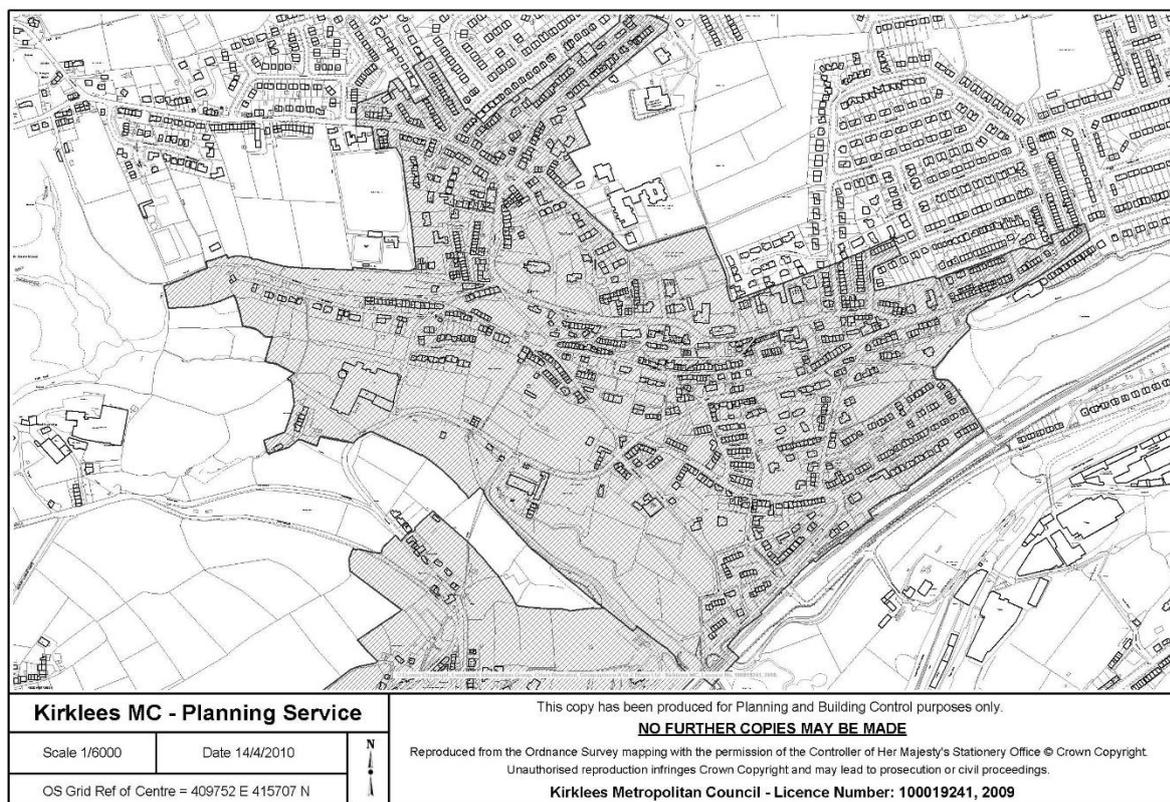
Designated Heritage Assets

Whilst 16 Banks Avenue is within the conservation but not listed itself, it is identified within the conservation appraisal via its colouration on the map as “Early 19th Century weavers collages” so a non-designated heritage asset (NDHA), presumably.

That said however, I do not believe this classification is correct. Banks Avenue itself is not identified on OS maps until circa 1941-1948. In addition, the visual appearance and construction of the property is of a much later era, consistent with the date at which it appears on the maps. Please refer to extracts from maps below. (All images courtesy of oldmapsonline.org)



16 Banks Avenue sits on the fringe of the conservation area of Golcar with half of the street excluded and only encompassed by a small finger of the boundary.



Golcar Conservation Area

The nearest listed building is;

Heritage Category: Listed Building, Grade: II, List Entry Number: 1266898, Date first listed: 11-Jul-1985

Statutory Address: SE 0916 SWALLOW LANE Golcar 9/463 Nos 26, 28 and 30

-II

Mid C19. Three terraced houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded stone brackets to gutter with string course below. Two storeys. South West elevation: Ground floor: three entrances with stone surround and tie-stones. Three 4-light stone mullioned windows. First floor: six 3-light stone mullioned windows (formerly three 7-light windows). North East elevation: Ground floor: one later doorway; three 4-light stone mullioned windows (No 28 has modern bow replacing mullions) (No 30 has both mullions removed). First floor: six 3-light stone mullioned windows (possibly formerly three 7-light windows).

Listing NGR: SE0956416026

History of 16 Banks Avenue

The approximate date of the property has been obtained via OS Maps available online and is estimated at between 1941 and 1948 when Banks Avenue appears. There is no history available about the property before this or after, although anecdotally, the former owner had lived in the property with their parents from birth approximately 60 years ago.

Heritage Values

The significances and sensitivities of the heritage assets in the affected areas can usefully be identified following the practice and advice provided in the English Heritage Conservation Principles (2008).

Evidential Value

16 Banks Avenue has little evidential value with respect to what it can tell about past local activities and the manner in which local residents lived in the Golcar due to its age. The application focuses on an area of the building, the rear, which has had previous modern alterations (possibly extended previously) with a modern additions (uPVC windows), therefore potential for evidential value in this area only is very limited now.

Historical Value

The principal historical value here would arise from the location and association with the general setting of Golcar. The illustrative value embodied by the built form offers no historical narrative of how the much earlier properties would have functioned though.

Aesthetic Value

The building is functional and vernacular in nature as inter-war/post-war housing and had some designed aesthetic value with stone heads and cills present. However, the modern alterations, part stone-uPVC porch addition and replacement of all windows with uPVC, presumably from timber, removes any historic aesthetic value of the building.

Communal/Social Value

This area of heritage value is concerned with how heritage assets are used and valued by society. As the building is a private residence, the communal / social value it adds is limited to its external appearance and the addition it provides to the general character of the area. As has been mentioned previously, the external appearance is generally of low value to the character.

Heritage Impact Assessment

As can be seen above, the previous alterations to the building detract from almost all aspects of the heritage of the building and as a result the building provides very little contribution to the historical setting.

As the proposed alterations aim to extend the property to the rear only, over existing accommodation, in an in-keeping manner, I envisage no harm will be created against the property or the conservation area setting.

Conclusion

Due to the modern additions & alterations to the building and its immediate setting which result in the very minor contribution of the external aesthetic and evidential value embodied, I would conclude the proposed works represent a very low degree of harm to the heritage significance of the building and the wider historical context.

Overall, I would suggest the proposal is justified and represents no harm to other local heritage assets or the wider historical context and is therefore in accordance with local and national planning policy.