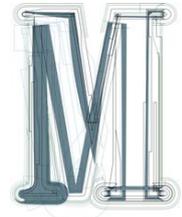


m b Heritage

Proposed Residential Development

Lumb Lane Nurseries
Lumb Lane
Almondbury
Huddersfield HD4 6SZ

Built Heritage Statement



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Built Heritage Statement

15/09/2025

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1.0 INTRODUCTION

1.01 This Statement sets out an assessment of potential impacts upon the built historic environment predicted to arise from the proposed residential development of land comprising Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ (the 'Site'). The proposals, comprising the erection of 5 no. new dwellings are currently (at the time of writing) the subject of a Full Planning Application under consideration by Kirklees Council (Application Reference 2025/62/92440/W).

1.02 The extent of the site, which centres on NGR: SE16324 14302, is shown at Figure 1.1.

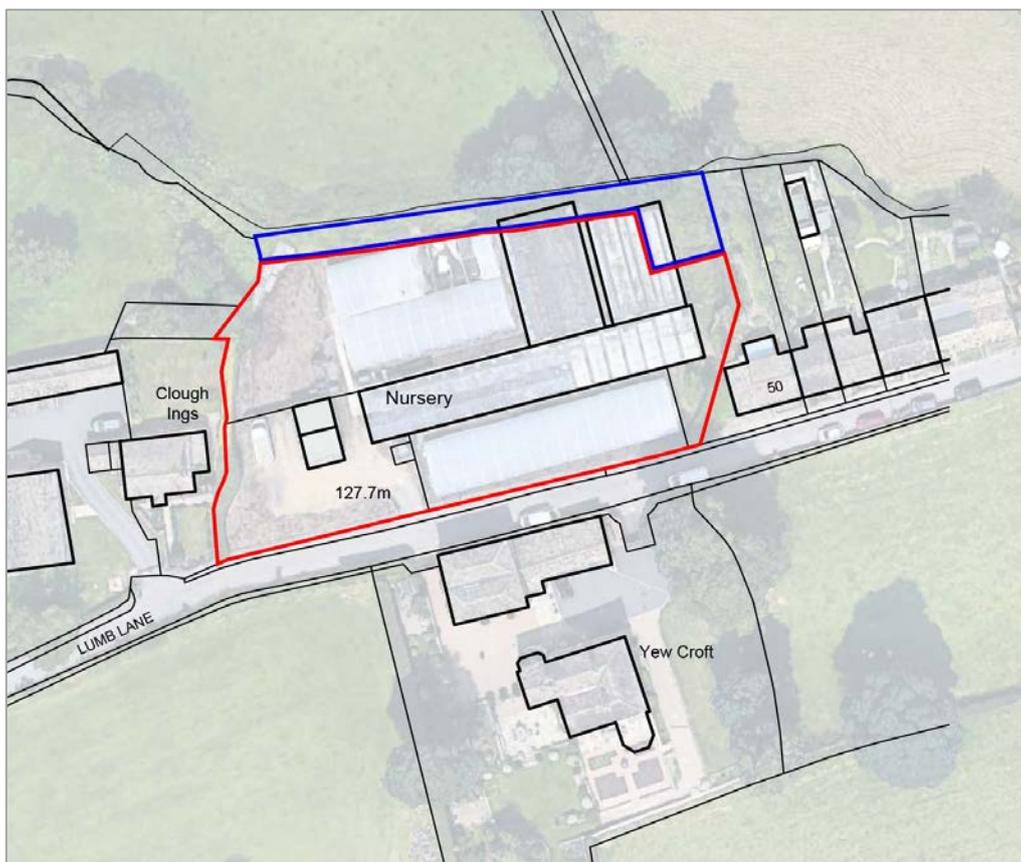


Figure 1.1: Site Extent

1.03 The Site comprises the former Lumb Lane Nurseries, now disused, located to the north side of Lumb Lane around 600m to the south-west of the main built up area of Almondbury. Retained buildings within the Site include modern polytunnels, glasshouses/greenhouses, and

a small office and sales building located to the west. Access is taken off Lumb Lane. Boundaries to the roadside are defined by drystone walling, with domestic hedgerow planting to the west at the boundary with the detached residence Clough Ings, and by stone walling and hedgerow to the boundary with number 50 Lumb Lane to the east. The northern boundary of the Site is open onto agricultural pasture land with a drainage channel watercourse running from east to west. The Site is slightly elevation from the Lane and slopes gently upwards to the north.

- 1.04 No designated or non-designated heritage assets fall within the Site. To the east, numbers 40 to 50 (even) Lumb Lane are recorded individually on the National Heritage List for England (the 'NHLE') as Grade II Listed Buildings (list entry numbers **1134939**, **1313524**, **1134940**, **1214473**, **1313525**, **1134941**). Other NHLE records in the vicinity of the Site include the Grade II Listed numbers 34 and 36 Lumb Lane (**1313523**), Bottoms Farm House (**1134938**) and, to the north, Wheat Royd (**1135000**). The Site is also in relatively close proximity to the Castle Hill Scheduled Monument (**1009846**) and Grade II Listed Victoria Tower (**1210385**) located around 900m to the west. Clough Ings to the west and Yew Croft to the south, both detached residential properties with associated barns/outbuildings, have been identified as non-designated heritage assets by the local planning authority. No area-based heritage designations such as conservation areas, take in, or fall within proximity to, the Site.
- 1.05 The nature and extent of potential development impacts upon these assets is assessed within this Statement.
- 1.08 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development and the contribution made by their setting. The report is structured as follows:

Section 2 - Policy Context and Methodology

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

Section 3 – Baseline Assessment

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

Section 4 - Impact of Development Proposals

Assesses development impact upon the identified heritage assets having regard to national and local planning policy.

- 1.09 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. The Statement considers impacts upon the built historic environment and does not assess archaeological potential.

2.0 POLICY AND ASSESSMENT GUIDANCE

Statutory Context

- 2.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

“In considering whether to grant planning permission 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.”

- 2.02 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating that *“with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

- 2.03 This approach is reflected in National Planning Policy Framework guidance.

The Development Plan and Supplementary Guidance

- 2.04 The Kirklees Local Plan (the KLP) was adopted in February 2019 and is the statutory development plan for the area. Policy LP35 relates to the Historic Environment and states, in summary, that:

- *Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.*
- *Proposals that 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.*

- *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 proposals maintain and reinforce local distinctiveness and conserved the significance of heritage assets;*
 - b. *Ensure proposals within conservation areas conserve significance;*
 - c. *Secure a sustainable future for heritage assets at risk;*
 - d. *Identify opportunities to secure a sustainable future for heritage assets;*
 - e. *Accommodate innovative design where this does not prejudice the significance of heritage assets;*
 - f. *Preserve the setting of Castle Hill where appropriate.*

2.05 The Castle Hill Setting Study (Kirklees Council/Atkins. 2016) provides a description and assessment of the setting of Castle Hill Scheduled Monument (**1009846**) and forms part of the evidence base which informed the production of the Local Plan. The document, which is summarised below where it relates to the consideration of the proposed development, forms the baseline for the assessment of potential development impacts.

National Planning Policy Framework 2024 and Historic England Guidance

2.06 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2024) (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 212) (and the more important the asset, the greater the weight should be), conservation being defined as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”* (Annex 2: Glossary).

2.07 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 2.08 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

“A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.”

- 2.09 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

- 2.10 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

- 2.11 In considering the extent of harm, Paragraph 213 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require ‘clear and convincing justification’. Paragraph 214 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”

- 2.12 The Framework does not provide a definition of “substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] 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 the works to the asset of from development within its setting.”

- 2.13 Whilst the Framework itself does not define ‘substantial harm’, guidance must be taken from relevant case law which includes the 2013 case of Bedford BC v SSCLG [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, *“the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”* The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference in practical terms between the *substantial harm to*, and the *total loss of significance*, of a heritage asset.

- 2.14 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 215, that authorities should weigh the public benefits of the proposal against any harm identified.
- 2.15 Paragraph 216 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.16 With regards to developments within conservation areas and world heritage sites, paragraph 219 of the Framework 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.”*
- 2.17 The Framework notes that not all elements of a conservation area will necessarily contribute to its significance (paragraph 220).
- 2.18 Case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.
- 2.19 High Court decisions in R (oao CPRE Kent) v Dover District Council [2016] EWCA Civ 936 and R (oao Shasha) v Westminster City Council [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of Gare, R (On the Application Of) v Babergh District Council [2019] EWHC 2041.

- 2.20 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits. Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’ when conducting a balancing exercise. Benefits need not relate solely to the physical alterations to the heritage asset itself or the wider conservation area, but may also include wider public benefits.
- 2.21 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:
- *“Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
 - *Reducing or removing risks to a heritage asset*
 - *Securing the optimum viable use of a heritage asset in support of its long-term conservation.”*
- 2.22 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework 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.”*
- 2.23 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 2.24 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- The West Yorkshire Historic Environment Record (HER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

Historic Environment Baseline and Scoping Assessment

Designated Heritage Assets

3.06 The NHLE records a number of listed buildings falling in relatively close proximity to the Site and these are summarised below:

Bottoms, 40 Lumb Lane

Grade II Listed Building

List Entry Number: 1134939

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 6-light stone mullioned window on 1st floor.

Bottoms, 42 Lumb Lane

Grade II Listed Building

List Entry Number: 1313524

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 10-light stone mullioned window on 1st floor (2 lights blocked).

Bottoms, 44 Lumb Lane

Grade II Listed Building

List Entry Number: 1134940

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 12-light stone mullioned window on 1st floor (2 lights blocked).

Bottoms, 46 Lumb Lane

Grade II Listed Building

List Entry Number: 1215573

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 8-light stone mullioned window on 1st floor (2 lights blocked).

Bottoms, 48 Lumb Lane

Grade II Listed Building

List Entry Number: 1313525

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 8-light stone mullioned window on 1st floor (2 lights blocked).

Bottoms, 50 Lumb Lane

Grade II Listed Building

List Entry Number: 114941

Added to the list in 1978 with short identifying description stating:

C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 8-light stone mullioned window on 1st floor (2 lights blocked).

3.07 Numbers 40-50 Lumb Lane comprise a terraced row of, likely former weavers' cottages, holding associated group value and sharing commonality of architectural and material treatment. Number 50 Lumb Lane adjoins the Site to the east.

3.08 Other NHLE records in the vicinity of the Site are summarised below:

34 and 36 Lumb Lane

Grade II Listed Building

List Entry Number: 1313523

Comprising two detached houses added to the list in 1978. The houses date to the late 18th or early 19th century, with later 20th century alterations, and are constructed in a hammer-dressed stone under stone slate roof. The houses are located to the north side of Lumb Lane approximately 90m to the east/north-east of the Site (NGR: SE16451 14349).

Bottoms Farm House

Grade II Listed Building

List Entry Number: 1134938

Added to list in 1978 and comprising a farmhouse dating to the early 19th century, possibly formerly in a longhouse arrangement with earlier foundations, and adapted to form two dwellings (30 and 32 Lumb Lane). The building is constructed in a hammer dressed stone with stone slate roof. Located approximately 70m from the Site on higher ground to the north-east (NGR: SE16367 14400).

Wheat Royd

Grade II Listed Building

List Entry Number: 1135000

House with barn to west, dating to the late 18th or early 18th century, likely with earlier foundations. Added to the list in 1978 the house is constructed in a hammer dressed stone with stone slate roof. Located approximately 220m to the north of the Site (NGR: SE16234 14552).

3.09 Castle Hill, located around 900m to the west of the Site, at its closest point, is a Scheduled Monument (**1009846**), first registered in 1925. It includes the remains of a Bronze or early Iron Age univallate hillfort, a later Iron Age multivallate hillfort, a 12th century motte and bailey castle and the remains of a deserted medieval village. Situated within the southern section of the monument is Victoria Tower, a Grade II Listed Building (**1210385**), added to the statutory

list in 1978 and comprising square-plan tower built 1897-9 to commemorate the Jubilee of Queen Victoria.

- 3.10 The Castle Hill Setting Study (Atkins. 2016) provides an overview of the setting to Castle Hill through analyse of landscape character, theoretical viewsheds and views towards and from it. It summarises the setting to Castle Hill (para. 3.2) in the following terms:

“..... the numerous s components of the site’s setting produce a complex identity of Castle Hill as a highly prominent urban fringe site that overlooks the eastern slopes of the Pennines from the Peak District National Park in the south to the Calderdale moorland in the north, and which is generally surrounded by an open rural farmed landscape dissected by numerous steep-sided river valleys. Urban development is mainly confined to the valleys around the site, having little significance within the site’s setting, with no major urban expansion within the immediate vicinity of the site. The town of Huddersfield itself sits at the confluence of the River Colne and River Holme, to the north-west of the hill. This particular urban conurbation does play a major part in the site’s setting and helps tell the story of the wider landscape’s development and industrialisation and urbanisation in the 19th and 20th centuries.”

- 3.11 The visual prominence of Castle Hill, emphasised by the Victoria Tower, evidence its significance and views towards the Hill are considered within the Study to be a critical element to its setting. In terms of views east from the Hill, the Study (paragraph 3.22) notes that *“the view east from Castle Hill is distinctly rural in character, and contributes to the openness of the hilltop in its lack of visible urban development. As such the view can be seen to have changed little through the continued historical development of the hilltop and therefore contributes to the historical significance of the Site.”*

- 3.12 In overview, the Study summarises the significance, within setting of Castle Hill, including Victoria Tower, as follows (para. 4.37):

- The position of Castle Hill within the topography of the surrounding landscape provides it with its prominence and defensive strength, which are still evident today
- The views from Castle Hill embody the prominence and dominance of the hilltop within the surrounding landscape

- The views to Castle Hill from the surrounding ridgelines and hillsides reinforce the significance of the site as a visible point of power and settlement within the historic landscape
- Visual and non-visual connections to other historic sites within Kirklees contribute to the significance of the hilltop as a central point of settlement and power within the area
- Approaches to Castle Hill, particularly those offering views, contribute to the significance of the site both in its historic use and importance, and its importance today as a symbol of Huddersfield and Kirklees.

Non-Designated Heritage Assets

- 3.13 The HER holds no records within or in close proximity (circa 250m) of the Site.
- 3.14 As noted above, the local planning authority, in consideration of previous proposals for the redevelopment of the Site, has identified Clough Ings and Yew Croft, to the west and south of the Site respectively, as non-designated heritage assets.

Mapping Record

- 3.15 The first edition Ordnance Survey map, published in 1854 based upon an 1848-51 survey, shows the pattern of dispersed development along Lumb Lane which emerged during the 17th, 18th and 19th century. The Site is shown as part of an agricultural field extending to the north side of the Lane bounded by a drainage channel to the north, by the row of cottages comprising 40-50 Lumb Lane to the east and by a building now known as Clough Ings to the west. To the south, a building is marked as Clough Ings on the site of the present Yew Tree residence. The map highlights the mix of agricultural and textile related buildings along the Lane and in the wider locality (Figure 3.1).
- 3.16 The 1893 OS map, surveyed 1887-88, provides greater detail and shows Yew Croft, then annotated as *Croft House*, on a square plan with extension to the west and outbuilding, possibly coach house to the north fronting onto Lumb Lane. Comparison with the 1854 OS map suggests that the house was constructed in the intervening period and is stepped further back into the plot. The Clough Ings name has been transferred to the current house to the west and new outbuildings/barns are shown to the west and north-west. As noted below, the

earlier house may have been remodelled during the latter half of the 19th century. The Site remains open and in agricultural use (Figure 3.2).



Figure 3.1: 1854 OS Map Extract

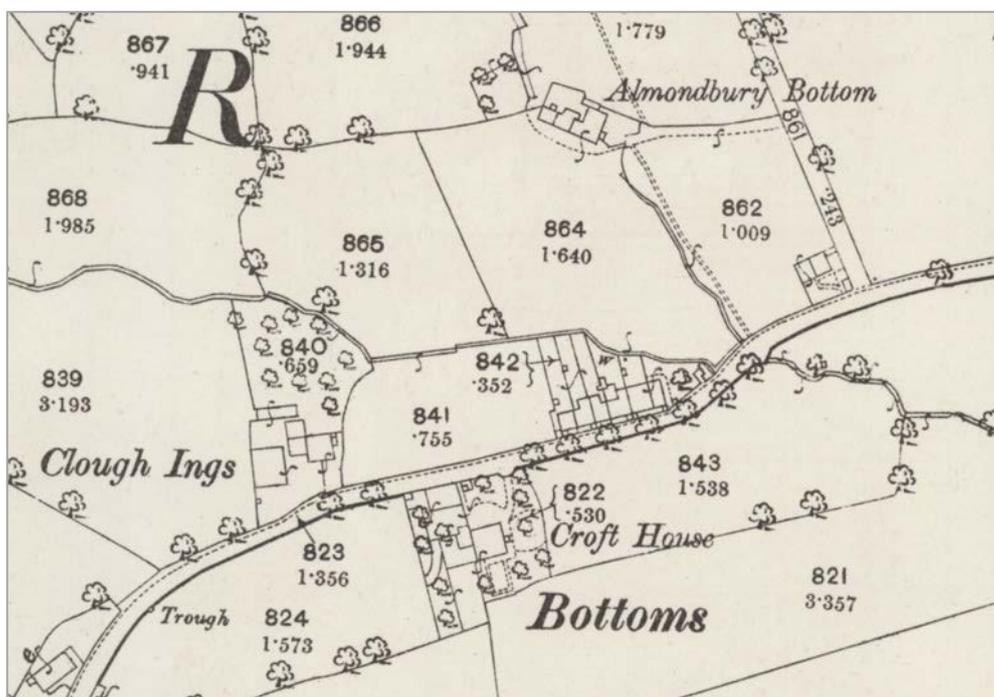


Figure 3.2: 1893 OS Map Extract

3.17 No significant changes are shown on the 1907, 1916 (by which point Croft House is marked as Yew Cloft House) or 1932 OS maps (25-inch series). By the time of the publication of the 1958 OS map, the Site is marked as *Allotment Gardens*. No other significant changes are shown (Figure 3.3).



Figure 3.3: 1958 OS Map Extract

3.18 The Site became a commercial nursery during the 1970s and was subsequently over-built by the retained glasshouses, polytunnels and small office/sales buildings to the west.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Planning History

4.01 Two applications for full planning permission for the redevelopment of the Site were submitted in 2023 and 2024, both for the demolition of existing buildings and the erection of a new detached dwelling with detached garage (LPA references 2023/62/92112W and 2024/62/90625/W) refer.

4.02 In the assessment of the 2023 application the Council's Conservation and Design Team (consultation response dated 23rd August 2023) noted the high degree of sensitivity to the development of the Site given nearby heritage assets. It considered that the contemporary design of the new dwellings would be *"entirely incongruous to the character of the area and would lead to a negative and harmful impact to the listed and non-designated assets"*. It further stated that:

"While there may be a reuse for the site, which may be residential use, a more considered approach is required, which gives greater consideration to the setting of the listed and non-designated assets and also the character of the area."

4.03 The 2023 planning application was subsequently withdrawn.

4.04 In commenting upon the 2024 application, the Conservation and Design Team (response dated 16th April 2024) restated the previous consultation response. It noted that the main changes to the scheme were that the proposed building had been pushed further back into the site and material palette amended to show construction in a natural stone with natural slate roof. The design remained unaltered and of a contemporary form and the Team retained its previous view that the proposed dwelling would not respect the character of the area or preserve or enhance the settings of the designated and non-designated heritage assets.

4.05 The 2024 planning application was refused on 14th May 2024 for two reasons, the second relating to heritage matters and stating:

2. The proposed development, by virtue of the overly large scale, size, contemporary design and parking dominated frontage would be overly dominant, introduce unsympathetic and incongruous development into a semi-rural location causing detrimental harm to the visual amenities of the locality and would fail to preserve or enhance the open character of the locality and would fail to harmonise with the setting and significance of adjacent Listed Buildings, causing less than substantial harm to their significance for which no public benefits have been demonstrated. The development would therefore be contrary to the Council's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP1, LP2, LP11, LP24 and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the National Planning Policy Framework and Principles 2, 12, 13 and 14 of the Housebuilders Design Guide SPD.

The Proposed Development

4.06 As submitted, the proposed development will comprise the following elements:

- The erection of 5 no. detached (Plots 1, 2 and 3) and semi-detached dwellings (Plots 4 and 5) accessed via a private drive off Lumb Lane.
- The semi-detached dwellings, to the eastern section of the Site, will be in 2-storeys, constructed in stone with stone slate roof covering. Traditional detailing will include the use of stone/ashlar surrounds to window and door openings, stone corbel gutter brackets, stone quoins and central stack. A detached garage building will be constructed to the north of the plots.
- The three detached dwellings will be in 2-storeys with similar material construction and detailing, including the use of stone kneelers and water-tabling and end stacks. The dwellings will have attached single storey garages addressing Lumb Lane.
- The new dwellings will incorporate solar panels to south facing roof pitches.
- Access will be taken via a private drive off Lumb Lane, requiring the partial take-down of existing stone boundary walling.
- Garden land will be arranged to the north side of the new dwellings will incidental grassed planting areas forward of the detached dwellings. A new hedgerow will be provided to the rear of the south boundary wall.

- 4.07 Full details of the proposed development are set out within the plans and particulars, including Design and Access Statement, submitted with the planning application (Heneghan Architecture. 2025).

Assessment of Development Impact

- 4.08 The proposed development will have potential to impact upon a number of designated and non-designated heritage assets with the Site currently forming part of their visual setting. The nature and extent of this impact is considered below as a narrative assessment having regard to current Framework and best practice guidance.
- 4.09 The historic character of the locality and particularly along Lumb Lane, is broadly defined by 17th, 18th and 19th century buildings associated with agrarian and small-scale textile industries which developed during this period. Vernacular character is well represented and evidenced by grouped buildings including the Grade II Listed numbers 40-50 (Even) Lumb Lane to the east of the Site. These are typically of relatively simple architectural presentation, in 2-storeys constructed in a coursed hammer dressed stone, likely locally quarried, with stone slate roofs and end stacks. Detailing is simple but includes the use of stone surrounds to doors and windows including mullioned divisions to two, three-light and paired windows. This traditional pattern can be seen to the Lumb Lane row which steps down to the east of the Site and in numbers 34 and 36 Lumb Lane and, to the west the Grade II Listed numbers 54 and 56 (**1215607,1134942**) and Clay Hall (**1215624**), the latter a former longhouse.
- 4.10 Interspersed within these cottage style buildings are a number of historic farmsteads which include the Grade II listed Bottoms Farmhouse and Wheat Royd to the north and north-west of the Site. These building show variation in design and material approach although retain the use of coursed stone walling and the use of stone and grey slate roof coverings. Clough Ings to the west of the Site was likely constructed as a farmhouse with associated barn and stable ranges to the west. The building, which is considered a non-designated heritage asset retains stone mullion and transom detailing reflective of a late 18th or early 19th century building and a building is shown in its location on mid-19th century mapping. Detailing including porch extension, over-hanging eaves, barge boards to eaves, bay window and extended stacks do however suggest a later 19th century re-modelling or reconstruction. Whilst the conversion of the associated barn range to the west has somewhat modernised character, the visual

relationship with the main house is retained and reflects a typical arrangement of principal farmhouse with secondary barns and stable buildings.

- 4.11 Yew Croft to the south, possibly erroneously marked as Clough Ings on mid-19th century mapping, is architecturally distinct from the simpler vernacular form of development in the locality and adopts a neo-classical design with greater elaboration in detailing. The mapping record suggests that the house and fronting barn building was constructed during the latter half of the 19th century with the main building pushed back to the south and set in formal garden grounds. The buildings do reflect the vernacular character in the use of coursed stone masonry and stone slate roof covering and are considered to merit consideration as non-designated heritage assets.
- 4.12 The buildings comprising number 40-50 Lumb Lane, Clough Ings and Yew Croft, along with the associated barns and outbuildings, form an attractive assemblage of heritage assets which are well represented in views from the Lane. In views approaching from the east the terraced row of cottages is seen at an oblique angle, framing views towards Yew Croft and the roadside barn range. Notably in these views is the rising ground of Castle Hill with the upper section of the Victoria Tower (**1210385**) rising above the tree canopy of woodland and tree boundaries around Mellor Wood, Lower Castle Hill Side. In the approach from the west views from higher ground take in the west facing facades of the Yew Croft Buildings, the barn at Clough Ings and, on the rising ground towards Benholmley Hill to the east, the facades of Bottoms Farm House (**11344938**) and Wheat Royd (**1135000**). These views place the assets with their historic landscape setting comprising open pastoral grassland, woodland and pockets of dispersed built form.
- 4.13 The Site was historical in agricultural use with no mapping evidence of built structures within it until the second half of the 20th century. The allotment ground use of the Site was established during the 1950s and the commercial nursery, along with the construction of polytunnels, glasshouses and office building, was established during the 1970s. Whilst not atypical of use with a rural/semi-rural context the Site is a distinct pocket of development which contrasts with the character of surrounding buildings. The condition of the buildings within the Site, particularly the art-stone and timber clad office building is poor and ongoing vacancy will allow further deterioration of buildings, structures and boundary elements.

Whilst some elements within the Site tend to be negative visual features within the setting of neighbouring heritage assets (numbers 40-50 Lumb Lane and the non-designated Yew Croft and Clough Ings) the Site is well established relatively low lying within significant views along Lumb Lane and backgrounds in approach views from the west by areas of woodland. In longer distance views from the eastern approach the Site is screened by the cottage row of 40-50 Lumb Lane and by woodland and boundary planting.

- 4.14 Overall, it is considered that the Site, in its current form, makes a neutral contribution to the shared settings of the Grade II listed buildings comprising 40-50 Lumb Lane and the non-designated buildings comprising Yew Croft and Clough Ings. The Site also forms part of the visual setting, albeit to a lesser extent, of the more distant Grade II listed buildings comprising Bottoms Farm House and Wheat Royd which are seen in the context of the Site in partial views from Lumb Lane on rising ground to the north and north-west. Whilst generally a neutral contributor, elements within the Site, particularly the office building, are negative.
- 4.15 The Site does form part of a wider rural and semi-rural landscape extending to the east of the Castle Hill Scheduled Monument and Grade II Listed Victoria Tower although in views out from the Hill is screened by intervening woodland and would be viewed as part of a cluster of built development. Views west towards the Hill and Victoria Tower available from Lumb Lane are significant although the Site does not form a significant element, or facilitate, such views. Given this, it is considered that the Site is a neutral contributor to the setting of these assets.
- 4.16 In its previous consideration of proposals for the re-development of the Site, the local planning authority, including in consultation responses from its Conservation and Design Team, did not raise in-principle objections to the development of the Site. As expressed within the reason for refusal of the 2024 application the principal concerns related to the scale, size and contemporary design of the development which would be out of keeping with the locality and setting of heritage assets, giving rise to less than substantial harm.
- 4.17 Having regard to the assessment set out above, it is considered that, on an in-principle basis, the Site is capable of redevelopment subject to careful consideration of layout, scale, design and material treatment. This is consistent with the local planning authority's previous assessment.

4.18 In respect to the submitted scheme, it is considered that the proposed dwellings do to some extent adopt a more traditional vernacular character in terms of design and material character. The semi-detached units (Plots 4 and 5) are reflective of the listed row of cottages to the east although the semi-detached form and greater extent of architectural elaboration are to a degree atypical. The arrangement of three detached dwellings (Plots 1, 2 and 3) within the western section of the Site as a visual group is out of keeping with local character which tends to comprise, for this typology, individual detached houses, formerly farmhouses, with associated barn ranges. Clough Ings to the west is typical of this arrangement. It is also considered that the design of the proposed detached dwellings is atypical of local character, particularly in terms of architectural detailing and in the use of modern domestic elements including advanced gables, integral garages and solar panels.

4.19 On this basis, it is recommended that the design of the current scheme is reconsidered in consultation with the local planning authority. Whilst not prescriptive, a number of recommendations can be made which would potentially remove or limit areas of harm:

- The design approach to the new dwellings should retain the use of traditional natural stone and stone slate roof coverings with detailing including the use of stone surrounds, mullions and transoms to door and window openings. Window and door inserts should be in timber. Architectural detailing should be simplified to a more vernacular form with plain facades addressing the Lane and the use of stone corbels, kneelers and water tabling omitted. Any garaging should be provided in separate, single storey, buildings set to the rear of plots.
- The layout of the proposed dwellings should consider the extension of the semi-detached dwellings to the west to form a row of three cottages reflecting the character of the listed numbers 40-50 Lumb Lane to the east. These should be stepped back from the Lane in order to maintain views from the east which take in the terraced row and the visual relationship with Clough Ings and Yew Croft.
- A single detached dwelling may be considered to the western section of the Site and should adopt a traditional design, sympathetic to the original simple architectural character of Clough Ings. A single storey building to the rear of the plot could provide garaging/store space and reflect a traditional associated barn range arrangement. This form of layout would provide an area of comparatively open space within the

central section of the Site, maintaining views onto rising ground to the north and views towards the listed Wheat Royd.

- 4.20 Subject to detailing, it is considered that this, or a similar layout arrangement and design treatment based upon these principles, would sustain and be in keeping with the setting of heritage assets in the locality and be more reflective of local character. Significant views, as identified above, would be maintained and the primacy of heritage assets within the views would be respected. Given the previous development of the Site, it is considered that such an approach can be brought forward without harm to the significance, within setting, of designated and non-designated heritage assets within the locality.

Summary

- 4.21 Having regard to the above assessment, it is considered that, in-principle, the development of the Site can be brought forward without harm to the significance of designated or non-designated heritage assets neighbouring or in close proximity to the Site. In consideration of the current application submission, it is recommended that changes to layout and design are considered in order to reduce unit numbers and to provide a more vernacular architectural and material treatment to reflect local character. This should include references to the cottage row comprising 40-50 Lumb Lane and to the arrangement of farmhouse and secondary barn ranges represented by Clough Ings. A reduction in unit numbers will also be beneficial in maintained/creating a greater extent of openness and in maintaining some views to the north through the Site.
- 4.22 It is recommended that the current design and layout proposals are reconsidered in consultation with the local planning authority. As set out above, it is considered that amendments are possible which would remove or reduce areas of potential heritage harm. This would allow the development of the Site to be brought forward consistent with current Framework guidance and development plan policy.

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