

**Consultation Response from KC,
Conservation & Design**

2025/92440 Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Erection of five dwellings

Date Responded: 21/11/25

Responding Officer: SC

Responding Ref:

The proposed development is within close proximity and within the setting of a row of Grade II Listed Buildings No. 40-50 Bottoms, Lumb Lane Almondbury. These are 18th Century or early 19th Century terraces constructed of hammer-dressed stone, pitched stone slate roof, 2 storeys with multi-light stone mullioned window on 1st floor. There are also undesignated heritage assets close by, and other Listed Buildings further away. The existing traditional buildings form an attractive group on a rural lane at the far edge of a settlement.

The submitted Heritage Statement identified opportunities to improve the initial design, siting and intensity of development to remove or limit harm within the setting of designated and non-designated heritage assets. The alterations from 2 semis and 3 detached to 3 terraces, and 1 detached dwelling were recommended by an independent heritage consultant. The use of traditional vernacular style and materials as a design approach was thought to be more appropriate within this sensitive setting.

The revised scheme submitted more recently deals with comments previously submitted by Conservation Team regarding the scale, form, massing, height, design, siting and materials of the proposed development. The Supplementary Heritage Statement concludes, “the revised scheme proposals will sustain the setting of heritage assets in the locality and will be sympathetic to the vernacular character of historic buildings neighbouring the Site. The revisions address the previous reason for refusal of the development in adopting a more traditional architectural and material approach, referencing neighbouring assets”.

The submitted Design and Access Statement 1/9/2025 states that the outer edges of the site (especially the northern portion abutting open land) will remain as green space acting as a natural buffer to transition into the surrounding Green Belt, by incorporating extensive landscaping including native tree and hedgerow planting. This would help to soften views from the open fields and Castle Hill towards this site.

To preserve the setting of the nearby heritage assets they propose to set back the new dwellings from the listed cottages, keeping building heights in line with existing structures, and using appropriate boundary treatments with stone walls that reflect traditional field divisions.

It appears that new planning policy guidelines around ‘grey-belt’ issues are likely to indicate that the principle of appropriate development on this site could be considered to be acceptable.

The revision to propose 3 terraces adjacent to the existing listed terraces appears more appropriate in terms of scale and design. The single detached house adjacent to the existing unlisted detached house could be acceptable subject to a reduction in size, scale and massing. The rear extension for office/games room appears disproportionately long and should be reduced in size.

In terms of siting, both the terraces and detached house could be slightly brought forward, subject to achieving Highways visibility requirements. If the buildings could be brought forward slightly but still set back from existing buildings, there would be space for more landscaping at the rear/north to soften the appearance within the setting of the Castle Hill landscape setting. The use of appropriate native landscaping throughout the site would assist with improving the setting of the new buildings.

Provision of a low natural stone boundary wall and coping would help to assimilate the development to the traditional setting and character of the lane, subject to Highways issues.

Materials should be natural local stone, coursed to match local traditional buildings. Buildings nearby all have stone slate roofs, so natural stone slate would be welcomed (sources should be indicated). Windows and doors could be timber or metal and recessed back to 100-150mm back.

Subject to some minor amendments, suitable conditions relating to siting, design, scale and materials,

I consider that a low level of less than substantial harm could be outweighed by the public benefit of removing derelict structures and the provision of housing in this location.