

## Heritage Statement

1 Blacker Road, Birkby, Huddersfield, HD1 5HU

Proposal: Retention of Existing Flat-Roofed Single-Storey Front Extension

Designation: Within Birkby Conservation Area

Applicant: Khadim Supersave

### 1. Introduction

This Heritage Statement has been prepared to support a retrospective planning application for the retention of a rebuilt single-storey front extension to Khadim Supersave at 1 Blacker Road, located within the Birkby Conservation Area, a designated heritage asset under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The purpose of the statement is to:

- assess the significance of the heritage context.
- describe the impact of the rebuilt extension on that significance.
- demonstrate compliance with statutory duties, the NPPF (Dec 2024), and relevant local policy.
- justify why the works preserve or enhance the character and appearance of the conservation area.

### 2. Policy and Legislative Context

#### 2.1 Statutory Duty

Under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must pay *special attention* to the desirability of preserving or enhancing the character or appearance of conservation areas.

#### 2.2 National Planning Policy Framework (NPPF, December 2024)

Relevant sections include:

- §155-§161 - Conserving and enhancing the historic environment  
Development should make a positive contribution to local character and distinctiveness.
- §158 - Great weight should be given to the conservation of designated heritage assets.
- §161 - Alterations within conservation areas should be assessed in terms of whether they preserve or enhance the area's character.
- §186-§189 - Enforcement should be proportionate and should not be pursued where planning permission is likely to be granted.

## **2.3 National Design Guide (2019)**

Relevant characteristics include:

- C1 / C2 - Understanding context and valuing local history
- I1-I3 - Identity, local character and well-designed buildings
- B2 - Appropriate building types and forms
- R2 - Use of robust and appropriate materials

## **2.4 Kirklees Local Plan (2019)**

- LP24 - Design: Requires development to respect local built character, materials, detailing and street form.
- LP35 - Historic Environment: Development should preserve or enhance designated heritage assets, including conservation areas.
- LP28 - Local Centres: Supports the retention and enhancement of small shops that contribute to local character and community function.

## **3. Heritage Context**

### **3.1 Overview of Birkby Conservation Area**

Birkby Conservation Area is characterised by:

- 19th-century stone and brick residential terraces and commercial units.
- simple, linear streets with active frontages.
- modest building scales, predominantly 2 storeys.
- traditional materials, including natural stone, brickwork and slate.
- historic shopfronts forming local centres of activity.

The area's significance derives from its historic urban grain, vernacular architecture, and the relationship between residential and commercial uses.

### **3.2 The Application Property**

1 Blacker Road is a traditional commercial ground-floor unit within a small parade of shops, contributing positively to the area through:

- its long-established retail use.
- its active street frontage.
- its location at a visible position on Blacker Road.

The building is not listed, but its contribution to the conservation area is through its role in maintaining the traditional pattern of local shops.

#### **4. Description of the Development**

The applicant replaced an existing, previously approved mono-pitched lean-to extension (Recent Application Ref:2017/62/91852/W) with a rebuilt flat-roofed, parapet-fronted extension that:

- retains the *identical footprint*.
- does not exceed the original approved ridge height.
- uses improved, sympathetic materials.
- creates a tidier, more cohesive shopfront.

The rebuilt structure provides essential operational space needed to sustain the shop's long-term viability.

#### **5. Assessment of Significance**

The contribution of the site to the Birkby Conservation Area's significance lies in:

- maintaining the rhythm and continuity of the commercial parade.
- presenting an active frontage to the street.
- reflecting the historical pattern of small local shops within predominantly residential areas.
- supporting community function and vibrancy.

The front extension forms part of the shop's street-facing elevation. Its visibility is moderate, and its massing is consistent with commercial adaptations within the immediate area.

#### **6. Assessment of Impact on the Conservation Area**

##### **6.1 Scale, Massing and Form**

- The extension remains on the original consented footprint.
- The height does not exceed the previously approved lean-to ridge line.
- The simplified flat parapet form is consistent with many historic and contemporary shopfront modifications.

Impact: Neutral to minor positive.

##### **6.2 Materials and Detailing**

- Materials have been improved relative to the former lean-to.
- Colours and textures reflect local vernacular tones.
- The new parapet provides a cleaner, more coherent frontage than the previous visually dated form.

Impact: Positive, as material quality is enhanced.

### **6.3 Character and Appearance**

The rebuilt extension:

- retains the building line and street rhythm.
- enhances visual cohesion of the frontage.
- avoids any harm to key views or the established townscape pattern.

There is no erosion of heritage significance, nor any loss of traditional fabric.

Impact: Preserves the character and appearance of the conservation area.

### **6.4 Cumulative Impact**

Small front projections exist elsewhere in Birkby's commercial streets, and the proposal does not introduce any new typology or discordant form.

No cumulative harm is identified.

## **7. Justification and Heritage Balance**

### **7.1 Compliance with Statutory Duty**

The works preserve the character and appearance of the Birkby Conservation Area, fulfilling the statutory requirement under s.72(1).

### **7.2 NPPF Paragraph 161 - Conservation Areas**

The proposal does not result in harm; instead, it improves materiality and visual coherence, strengthening the area's appearance.

### **7.3 Public Benefits**

- Supports the long-term viability of a valued local shop.
- Sustains economic activity within a historic local centre.
- Enhances the visual quality of the immediate streetscape.

### **7.4 Enforcement Context (NPPF §186-§189)**

Given that:

- the form and footprint were already approved.
- the rebuilt structure preserves the conservation area's character.
- visual quality is improved.

Enforcement action would be disproportionate. Retrospective consent is the appropriate remedy.

## 8. Conclusion

This Heritage Statement demonstrates that the rebuilt extension at 1 Blacker Road:

- preserves the character and appearance of the Birkby Conservation Area.
- is consistent with the NPPF (Dec 2024), Kirklees Local Plan policies LP24 and LP35, and the National Design Guide.
- provides an enhancement in material quality and visual coherence.
- supports the continued operation of an important local facility.
- does not result in harm to the heritage significance of the conservation area.

Accordingly, there is a clear and justified heritage basis for granting retrospective planning permission.