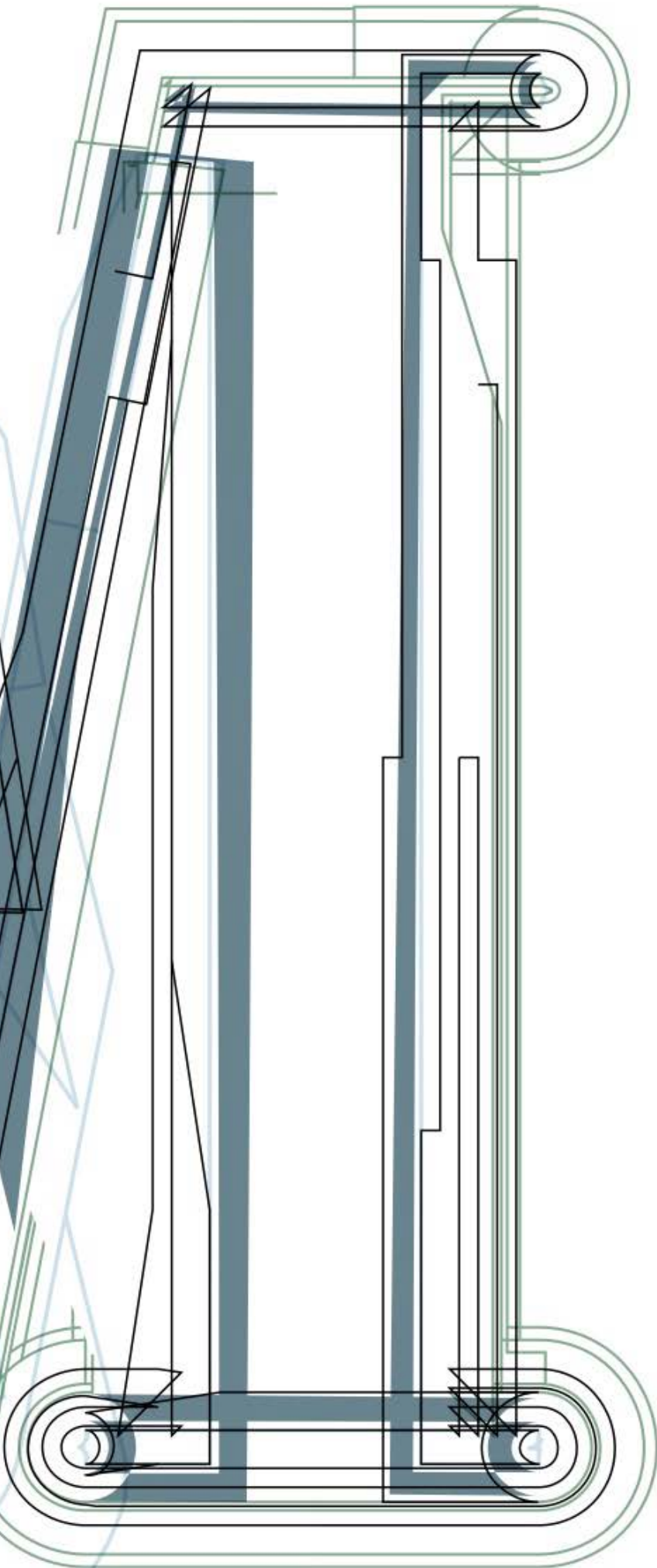


m b Heritage

Land at West House
Oxford Road
Gomersal, BD19 4AU

Proposed Residential
Development

Built Heritage Statement



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1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential redevelopment of land at West House, Oxford Road, Gomersal, BD19 4AU (the site). The proposals relate to the erection of 8 no. new dwellings, to be built on two parcels of land within the current grounds of West House.

1.02 The extent of the site, which centres on NGR: SE20473 26860 is shown at Figure 1.



Figure 1.1: Site Extent

1.03 The site comprises West House, a 19th century detached residence, and its garden grounds extending between Latham Lane, bounding to the west, and Oxford Road to the east, approximately 800m to the north-west of the centre of Gomersal. The site, in part, abuts the curtilage boundaries of numbers 58 to 62 Latham Lane and number 313 Oxford Road to the west and east respectively. To the north it adjoins the curtilage boundaries of Latham House and Lowood and, to the south, a public footpath linking the two main roads. Surrounding land use is predominantly residential.

1.04 The National Heritage List for England records West House as a Grade II Listed Building (list entry number 1313298) and the site forms part of the historic and contemporary setting to the building. The proposed development will potentially impact upon the setting to this designated heritage asset and the nature and degree of this impact is assessed within this Statement.

1.05 The Statement is structured as follows:

Section 1 – Introduction

Section 2 - Policy Context and Guidance

Summarises the principal policy and best practice guidance relevant to the assessment.

Section 3 – Baseline Assessment of Significance

Sets out an overview of historic environment baseline information, including mapping information, relevant to the site and identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Significance and Development Impact

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.06 This Statement considers potential development impacts upon the built historic environment and does not assess archaeological potential. A site walkover was undertaken in June 2024.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *“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 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also *James Hall v City of Bradford* [2019] EWHC 2899 (Admin) and *Pagham Parish Council v Arun District Council and Other* [2019] EWHC 1721 (Admin).
- 2.03 This approach is reflected in National Planning Policy Framework guidance.

National Planning Policy and Historic England Guidance

- 2.04 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).
- 2.05 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.”

- 2.06 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.”

- 2.07 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.

- 2.08 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.

- 2.09 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.”

- 2.10 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.”

- 2.11 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.

- 2.12 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.
- 2.13 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.
- 2.14 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.
- 2.15 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.
- 2.16 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.
- 2.17 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.”*

2.18 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.”

2.19 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.”

2.20 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 (NYHER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

Historic Environment Baseline

Heritage Assets

1.02 The NHLE records West House as a Grade II Listed Building, a designated heritage asset holding architectural and historic interest in the national context. The building was added to the statutory list in 1984 with the following identifying description:

Large detached house. Early to mid C.19. Ashlar. Hipped slate roof. 2 storeys with band between floors and deep moulded eaves cornice with blocking course which rises in centre to form parapet with 3 urns. Symmetrical 5-bay facade, the centre 3 breaking forward slightly, and 2-storey wing, of one bay, set back to each side. Central doorway, up 5 steps, with semi-circular fanlight, entablature and pediment. Sash windows, those to upper floor with glazing bars. Open, glass porch with slender columns to right wing.

- 3.06 The site defines the extent of the current curtilage boundaries of West House and outbuildings to the north-west, a walled kitchen garden to the east of the house and stone boundary walling can be considered curtilage structures covered by the listed building designation.
- 3.07 No other designated heritage assets, as recorded on the NHLE, fall in proximity to the site such that development impacts will arise. No local heritage designations, including conservation areas, take in the site or its immediate surroundings.
- 3.08 The WYHER records West House (MWY6076), providing a descriptive record and photograph dated to 1997. It also records the site of Richmond Grange (MWY6068) a mid-17th century stone house putatively located to the south-east of the site but now presumed demolished.
- 3.09 No other recorded designated or non-designated heritage assets fall within, or in proximity, to the site. As such the principal impacts of the proposed development will relate to those upon the setting to West House.

Historic Context and Mapping Record

- 3.10 Gomersal is recorded in the Domesday Book of 1086 as *Gomershale* and emerged during the medieval period as a comparatively small agrarian settlement focused around the site of the Parish Church of St. Peter and St. Paul, now St. Peter's Church in Birstall. The Church contains a number of Anglo-Saxon relics which suggests some pre-conquest settlement of the area. Coal mining within the area began during the 14th century and domestic cloth production was well established by the 17th century. The textile trade, along with the construction of the Bradford turnpike road in 1826 saw the construction of a number of villa developments including Peel House and Pollard House, the former the site of the manorial house.
- 3.11 West House was constructed during the early to mid-19th century as a detached residence set within relatively substantial grounds between Latham Lane (then Upper Lane) and Oxford Road (then Home Lane End). The 1848 Tithe Award Map for Gomersal (Figure 3.1) shows West House as in the ownership and in hand of Lionel William Knowles (Plot 1056) and described as comprising *West House and Offices*. In the same ownership and hand, land to the south-west is described as *Garden and Shrubberies* (Plot 1054) and includes a small building, possibly a summer house, linked to the main house by a footpath. To the north-west an enclosed garden

is shown (Plot 1057). The wider area of land to the south and west, also in the same ownership and occupation, is named as *West Close* and described as meadow and plantation (Plots 1052 and 1052a). The plantation is shown as a woodland strip defined the southern boundary of the site and part of the western boundary. The main drive access to the house is shown off Oxford Road and is retained in its original position and the lodge is shown as constructed at the entrance (Plot 1051). The land to the south of the lodge is described as *orchard* in the ownership and hand of Ann Knowles (Plot 1050). The buildings to the west of the site, adjoining Latham Lane, are described as *five cottages* (Plot 1053) again in the ownership and hand of Lionel William Knowles.

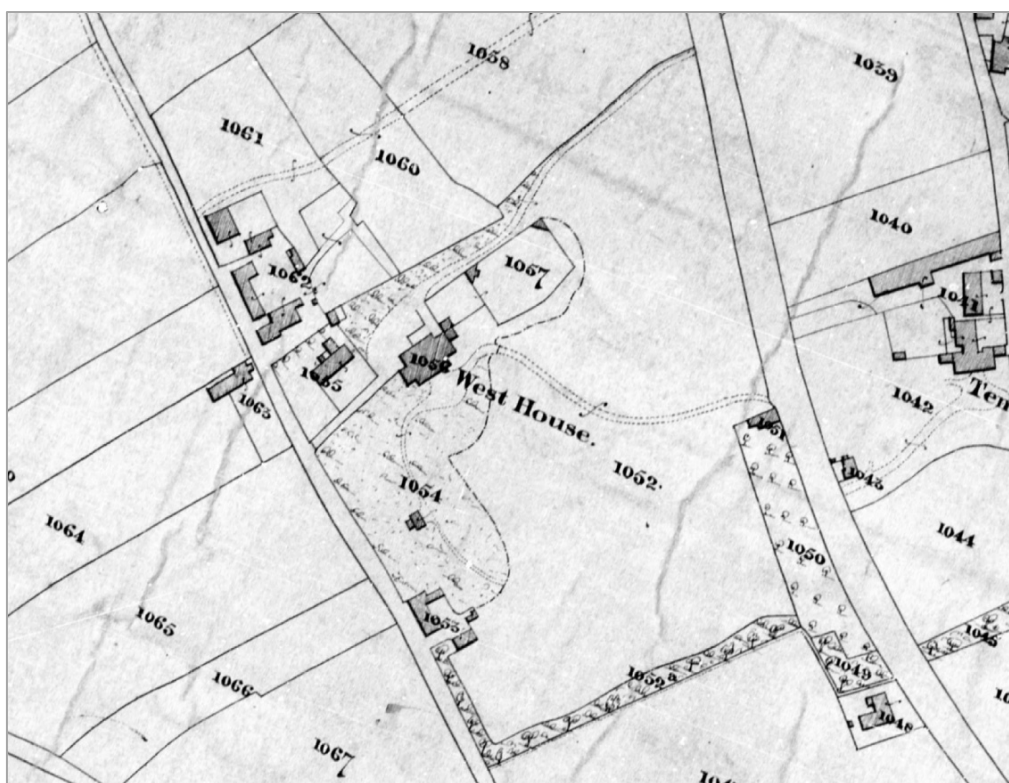


Figure 3.1: Gomersal Tithe Award Map, 1848

- 3.12 The Knowles family were prominent members of the army cloth trade and had moved to Gomersal in the mid-18th century (Cookson, G & N. 1992. *Gomersal – A Window on the Past*).
- 3.13 The first edition Ordnance Survey plan, published in 1854 based upon an 1851 survey, shows the House with grounds extending to the south, bounding with the curtilage of *Toft House*, and to the east onto Oxford Road and west onto Latham Lane. The northern boundary adjoins

garden and parkland associated with *New House* and *Gomersall Field Head*. Principal carriage drive access remains shown off Oxford Road along with the lodge house and a second access is shown off Latham Lane from the west to rear yard areas and a stable block, the latter retained and converted to separate residential use. Ornamental garden land and orchards are indicated to the north-east of the house and correspond with the layout of the retained walled kitchen garden. Areas of woodland and treed boundaries, including avenues framing drive approaches are notable and indicate an intent to provide enclosure to the House and grounds. Lane to the south of the House remains shown as garden with more open aspects to the east and south-east than are retained today (Figure 3.2).



Figure 3.2: 1854 OS Plan Extract

- 3.14 The 1881 Census (RG11 PN:4552) records West House as occupied by Henry and Sarah Brook, the former's occupation given as "*alderman woollen cloth manufacture employs 500 hands*". The 1891 Census (RG12 PN:3723) more simply describes Henry Brook as a *cloth manufacturer*. It also records occupation by Henry Stairburn Brook, a *woollen manufacturer* and family. Separate domestic staff for each family suggests some formality of sub-division of occupation by this point.

- 3.15 The 1893-94 OS plan suggests some remodelling of the grounds to the House with drive approaches from the east now consolidated as the single tree lined approach retained today. A greater extent of woodland enclosure is shown to the south of the house and the walled kitchen garden is more clearly shown to the north-east of the House with a number of greenhouse/glasshouse and outbuildings shown. A number of serpentine paths are shown through woodland to the south, reflecting a naturalistic design, and a summerhouse is marked towards the western boundary. A linking path to numbers 60 and 62 Latham Lane confirms a functional relationship, possibly a gardener's cottage, although the buildings are now under separate ownership (Figure 3.3).

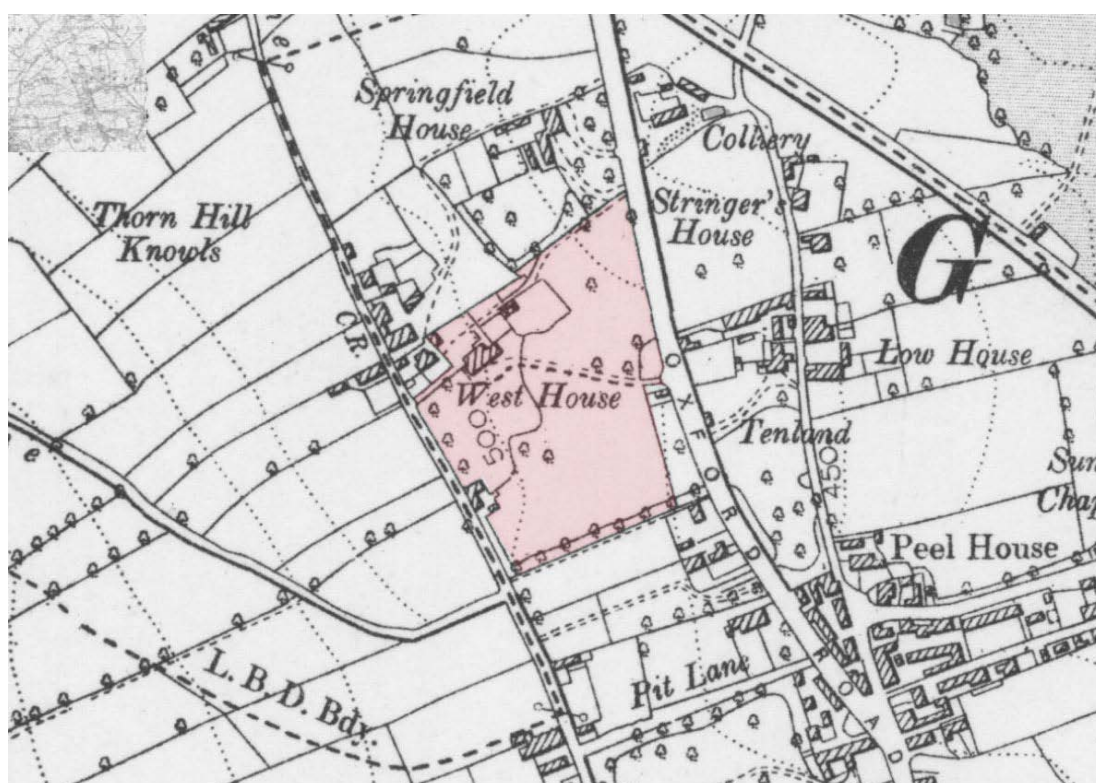


Figure 3.3: 1893-94 OS Plan Extract

- 3.16 The 1911 census (RG14 PN:27262) records Henry Stainburn Brook(e) and family remaining in occupation. Henry remains recorded as *woollen manufacturer*.
- 3.17 Subsequent 20th century mapping shows little change to the House or its curtilage although does highlight the suburban expansion of the area and urbanisation of the wider setting.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.01 The development proposals are summarised below:

- The erection of 4 no. detached dwellings with attached garages on land to the north-east of West House and east of the walled garden (Plots 6 to 9). The dwellings will be sited in a courtyard arrangement taking access, via an existing field gate, from the north-east off Oxford Road.
- The erection of 5 no. detached dwellings with garages to the south-western corner of the site, south of West House. A new access will be taken off Latham Road from the west with the dwellings laid out in a linear form to each side of the new road.
- The proposed dwellings will be constructed in 2-storeys in a stone walling with grey slate or tile roof covering.
- No works are proposed to West House, or its associated outbuildings.
- The majority of trees falling within and to the boundaries of the site will be retained along with garden land and open space to the south and east of the site.
- The existing drive access to West House will be retained.

4.02 At the time of writing, the design and material detailing of the proposed dwellings has not been finalised. As such, the assessment set out below considers the proposed layout of the development on an in-principle basis. A copy of the proposed site plan (Den Architecture: 3427-DEN-X-ZZ-DR-A-1100 Revision A) is included as Appendix 1. Full details will be provided in plans and particulars, including design and access statement (DEN.2025) to be submitted with the full planning application.

Development Impact

4.03 Having regard to the baseline summary set out above, the proposed development will impact upon the significance, within setting, of the Grade II Listed Building, West House. The nature and extent of this impact is assessed below having regard to Framework and Historic England best practice guidance. No other designated or non-designated heritage assets will be affected.

- 4.04 The heritage significance of West House is contained within the fabric of the building, which holds historic and architectural value, and an associated setting which evidences the planned garden setting to the building. Historically associated buildings include a stable range to the west, possible gardeners or worker accommodation at 60 and 62 Lathom Lane and the lodge house to the south-east at the entrance from Oxford Road. Whilst now in separate ownership these buildings contribute positively to setting and were connected with the ownership of the House during the 19th century.
- 4.05 The curtilage boundaries to the House remain well defined by stone boundary walling along Lathom Lane, to the south bounding a public footpath and to the east along Oxford Road. Walling remains in relatively good condition although stone capping is absent or has been replaced by flat stone caps in localised areas. Walling along Oxford Road may historically have been reduced in height and is now topped by modern timber post and rail fencing. The position of drive accesses to the House remain evidenced by retained stone piers with flanking return walls to both road frontages.
- 4.06 The former landscape to the grounds of the House are also structurally retained and mature trees/woodland to the site boundaries and flanking the main drive approach from Oxford Road contribute positively to setting. Woodland to the south of the House is retained, including conifer planting, and evidences the intending screening enclosure to the building. The walled garden to the east is also an important historic and visual element within setting although areas of render and patch repair has diminished architectural character.
- 4.07 Whilst the landscape enclosure and orientation to the House tends to screen the principal building from public vantage points a number of significant views can be identified:
- Unfolding views available from the tree lined carriage drive approach from Oxford Road. The view illustrates the planning formal arrange of the approach and terminate on the main façade of the House.
 - Dynamic glimpsed views from the public footpath to the south of the site. These provide filtered views, through tree cover, onto the principal façade of the House. The views are however closed off at the western extent of the footpath where the wooded

garden land to the south of the house screens direct views. Views from the eastern end of the footpath are similarly screened by more extensive boundary woodland

- Views from the House, including upper windows, and garden which take in the wider parkland to the south and south-east. Mapping suggests that the garden land to the south was historically more open allowing views to the south-east from the elevated grounds.

4.08 A number of negative elements with the setting of West House can also be identified:

- Brick walling to the walled garden has historically been rebuilt in a number of areas and walling to the east, viewed from Oxford Road, is in a poor aesthetic condition.
- An outbuilding/garage block constructed in exposed blockwork within the curtilage of the lodge house is set at the boundary with the site and is a poor visual contributor in views from within the grounds of the house.
- Later shrub and ornamental tree planting within the garden land to the south of the House has closed down historically open views across the parkland to the south-east.
- Former pathways to the south of the House are no longer legible.
- The wider parkland area, formerly meadow land, now serves little functional use for the House.

4.09 The two proposed development parcels will be located to the north-west and south-eastern corners of the site within areas of lesser sensitivity, in visual terms, to change. The land to the north has lesser inter-visibility with the House, given the intervening walled garden, and the development would not impact upon more significant views from the south-east which take in the listed building from Oxford Road. Similarly, development will not interrupt unfolding views which take in the House from the carriage drive approach and from the parkland to the south-east and will not intervene into direct views onto the south facing principle elevation. It will introduce a new built element within the views to the north although these currently take in modern housing development and hold limited heritage value in terms of illustrating the House's relationship with the gardens. The development will be set back behind the existing boundary trees onto Oxford Road and these will filter views of the development.

- 4.10 Access to the north-eastern development parcel will be taken via an existing field gate off Oxford Road and this will minimise the extent of boundary walling required to be taken down in order to accommodate vehicular access. It is recommended that the existing gate piers are repositioned to each side of the widened access.
- 4.11 The impact of the northern-eastern parcel can be reduced through reinforcement woodland planting to the Oxford Road frontage and at the boundary with the retained parkland/meadow land to the south. The design of the new dwellings should avoid secondary elevations addressing the retained parkland, for example by 'double-fronting' the new dwellings and through the articulation of end gables.
- 4.12 The development parcel to the south-west will be screened and filtered by existing woodland enclosing the formal/ornamental gardens to the south of West House which currently reduces inter-visibility. Development in this area will be set back from views which take in the House and counter views from the House to the south-east which take in the wider parkland/meadow. Whilst the development will be visible from Latham Lane and from the footpath traversing to the south of the site it will not interrupt direct views onto the House or upon significant glimpsed views from Oxford Road. Through woodland management and reinforcement planting to the boundaries of the site further visual mitigation can be achieved.
- 4.13 The two development parcels have been located in areas holding lesser sensitivity to development change in the context of the setting to West House. Neither of the parcels form part of, or facilitate significant views towards or from the site and were historically part of a wider area of meadow land rather than part of the formal ornamental gardens to the House. The extent of impact upon the setting of the listed building can be reduced through design and material treatment and through reinforcement landscape planting. These matters should be considered and assessed as part of the planning application.
- 4.14 The development of the two parcels of land will reduce the historic and contemporary extent of the land associated with West House although the historic of the associated land will remain legible through the retention of boundary walling and woodland/trees within the site. The reduction of the wider openness to the setting of the House will give rise to harm although it is considered that key elements contributing to setting, including important views taking in

the building from Oxford Road and the carriage drive approach will be maintained. The proposed development will not directly impact upon the fabric of the listed building or curtilage listed structures.

- 4.15 Overall, given the reduction in the extent of the historically associated curtilage to West House, and the visual impact of the development along with the partial loss of stone boundary walling to accommodate the access to the north-eastern development parcel, the development will give rise to harm to the significance, within setting, of the listed West House. This harm is assessed as less than substantial in Framework terms and should be balanced against the public benefits of the development. These benefits include the delivery of the housing and a number of heritage benefits including securing improvements to the character of the historically associated parkland, maintenance and landscape/woodland management.

5.0 CONCLUSIONS

- 5.01 The above assessment concludes that the proposed development will give rise to less than substantial harm to the significance, within setting, of the Grade II Listed Building, West House. Having regard to Framework guidance, where harm is identified to the significance of a designated heritage asset, such harm should require 'clear and convincing justification' (paragraph 212). Where less than substantial harm to the significance of a designated heritage asset is identified, the decision take should weigh the public benefits of the proposal against the harm identified (paragraph 215).
- 5.02 In considering the public benefits of the development, regard may be had to the benefits to be derived from the delivery of housing and the contribution of the new dwellings to local distinctiveness. Further public and planning benefits are set out within the planning case report to be submitted with the application.
- 5.03 A number of potential heritage benefits can also be identified and should be considered as part of the development proposals. These include:
- Securing of the future management and maintenance of the wider parkland and garden areas within the curtilage of the House.
 - A woodland management strategy to maintain and protect mature trees within the site.
 - Potential reinstatement of meadow land within the eastern and south-eastern section of the site.
 - The reinstatement of garden land to the south of the House to original layout as shown on 19th century mapping, including the laying out or revealing of former paths.
 - Reinstatement of the ornamental pond within parkland to the south-east of the House.
 - The repair and maintenance of boundary walling to the enclosed garden to the east of the House.
 - The repair of boundary walling along Oxford Road, Latham Lane and along the footpath to the south. The existing timber post and rail fencing to the Oxford Road boundary could also be replaced with a more sympathetic metal railing.

- Landscape planting to screen off views onto the garage/outbuilding within the curtilage to the lodge house.

5.04 These benefits can be secured by means of planning condition or legal agreement. Alternatively, a Conservation Plan for the wider grounds of the House may be appropriate in order to secure the long-term management of the wider site.

5.05 The determination of the balance test set out under paragraph 215 of the Framework will be a matter for the local planning authority as decision taker and is considered with the planning case report submitted with the planning application.

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Heritage Assets

Internet Sources

<https://vads.ac.uk>

www.heritagegateway.org

www.visionofbritain.org.uk

Appendix 1: Proposed Site Layout

P:\3427 West House, Gomersal\0.00 Drawings\0.01 Project Drawings\3427 - Proposed Site Model 011.rvt				
Copyright of this drawing remains the sole property of Den Architecture Ltd unless otherwise assigned in writing. Do not scale from this drawing. Figures dimensions are to be worked in all cases with any discrepancies reported to Den Architecture Ltd prior to commencement of any work.				
Northpoint:				
Rev	Date	Amendments	By	Chkd
A	22/12/2025	Trees updated to match the latest tree survey	ND	ADP

Landscape Key

- Site boundary
- Land with applicants ownership
- Existing Features
 - Existing trees retained
 - Existing trees removed
 - Existing Root Protection Area
 - Existing stone wall retained
 - Existing pond retained
- Proposed Landscape Features
 - Privet/ Beech hedgerow with estate railing (within public space)
 - Privet hedgerow with estate railing (within privet ownership)
 - Estate railings
 - Low stone wall with estate railings
 - Proposed native trees (extra heavy standard)
 - Proposed native woodland with individual standard trees
 - Mown amenity grassland
 - Species rich neutral grassland with native bulb planting
 - Species rich neutral grassland
 - Ornamental feature shrub planting
 - Access roads - Tarmac, Tegula block paving (Colour: Slate)
 - Tarmac
 - Private drives and patios - Tarmac, Tegula block paving (Colour: Bracken)
 - Proposed Bin Store location
 - Line of Visibility Splay

(Site Plan to be read in conjunction with landscape drawing prepared by Draw (UK) Ltd - 041-25-D1)

All tree information taken from Survey Drawing provided by James Royston Arboricultural Consultants, Refer to ARB Impact Assessment and Method Statement

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Project: Proposed Residential Development, West House, Gomersal, BD19 4AU			
Client: Empire Real Estate Developments Ltd			
Dwg Title: Proposed Site Plan - Overall			
Date: Dec 2025	Scale: As indicated	Drawn: ND	Checked: ADP
Project No: 3427	Size: A1	Status: -	
Drawing Number: 3427-DEN-X-ZZ-DR-A-1100			Revision: A



Proposed Site Plan - Overall 1 : 500