

**Green Hill House
110 Oaks Road, Soothill,
Batley WF17 6LT**
Full Planning and Listed Building Consent



**HERITAGE, DESIGN & ACCESS
STATEMENT**

January 2026

Single storey rear extension to Grade II listed detached dwelling

Grade II listed

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Ormerod Sutton Architects Ltd

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SECTION I: BACKGROUND

1.0. Introduction

- 1.0.1. This Listed Building Consent application seeks approval for the erection of a single-storey extension to the rear of the Grade II listed property at 110 Oaks Road, Soothill, Batley WF17 6LT, to provide a modest porch entrance area. The proposal has been informed by an understanding of the significance of the heritage asset and has been carefully developed to ensure that the scale, form and detailing of the extension preserve the special architectural and historic interest of the listed building and do not detract from its significance.
- 1.0.2. This Heritage, Design and Access Statement has been prepared in support of the proposal and accompanies the application for Listed Building Consent.
- 1.0.3. Ormerod Sutton Architects Ltd. are RIBA Chartered Architects based in Leeds and have been appointed by the applicants to examine and record the special architectural and historic interest of this Grade II listed property and its setting. This assessment informs the development of appropriate and sensitive design proposals that respect the significance, character and appearance of the listed building, in accordance with statutory duties and relevant heritage policy.
- 1.0.4. This document has been prepared by Armine Sutton BA (Hons) Dip Arch, RIBA, ARB, AABC, Director of Ormerod Sutton Architects Ltd. Armine is a conservation-accredited architect with the AABC and has extensive experience working with Grade I and Grade II listed buildings and other designated heritage assets.
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1.1. Site Location

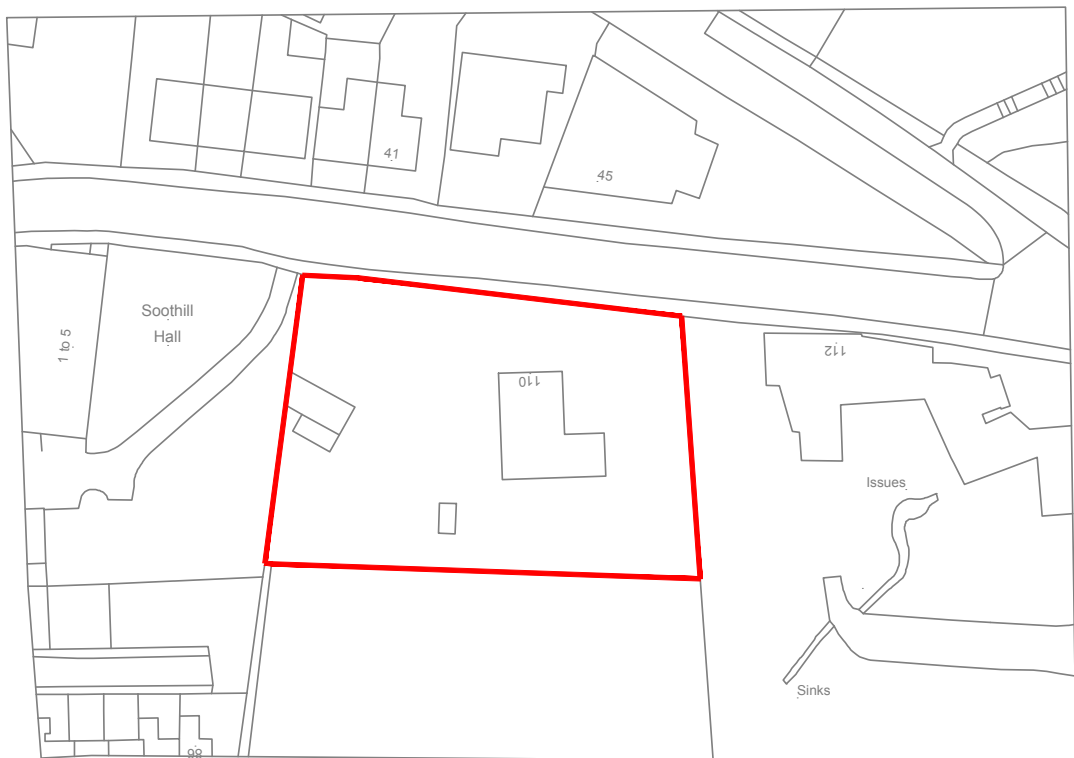
- 1.1.1. The application property is located at 110 Oaks Road, Soothill, Batley WF17 6LT, within the metropolitan borough of Kirklees, West Yorkshire. The property lies within the residential area of Soothill, to the south-east of Batley town centre, in a historically developed suburban context characterised by a mixture of late 18th-, 19th- and early 20th-century residential development.
- 1.1.2. The property is accessed directly from Oaks Road, a residential street comprising a mix of historic and later domestic buildings. The immediate setting is predominantly residential in character, with properties of varied date, scale and material, reflecting the incremental growth of the area during the late 18th and 19th centuries.
- 1.1.3. Buildings within the immediate vicinity are generally mixture of brick and stone construction, with slate or tiled roofs, and display a range of architectural styles and periods. The older historic properties within the area tend to utilise natural stone and traditional detailing, contributing to the established character of the street and wider locality.
- 1.1.4. The application property is a Grade II listed late 18th-century house, with 19th-century alterations, constructed in coursed rubble stone with ashlar dressings and a stone slate roof. The building forms part of the historic fabric of Soothill and contributes to the architectural and historic character of the area.

1.1.5. Site Location Map:



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1.1.6. Site Plan:



regard to the character and appearance of the conservation area and seeks to preserve its significance in accordance with statutory duties and local heritage policy.

1.2. Site Appraisal

- 1.2.1. The application site comprises a detached Grade II listed dwelling located at 110 Oaks Road, Soothill, Batley WF17 6LT, set within a mature garden plot and accessed directly from Oaks Road. The Oak Road is on a slightly elevated position compared with the application site and is surrounded by established trees and planting, which contribute positively to its secluded, semi-rural character despite its urban setting.
- 1.2.2. The listed building is a late 18th-century house with 19th-century alterations, constructed in coursed rubble sandstone with ashlar dressings and quoins, beneath a stone slate roof. The principal historic form is two storeys in height, with a later single-storey catslide range extending from the original building, reflecting the incremental evolution of the house over time. The plan form and roofscape clearly express this phased development, with the catslide range reading as a secondary, historically utilitarian element, distinct from the principal garden-facing two-storey elevation.
- 1.2.3. The principal elevations retain a restrained domestic character typical of late 18th-century vernacular buildings in the area. Window openings are vertically proportioned and set within plain ashlar stone surrounds, and the original central doorway, facing south, is of traditional form with a painted timber panelled door. Although traditionally described as the rear, this garden-facing elevation functions as the principal elevation in terms of architectural presence and use, while day-to-day access to the property is taken from side entrance doors on the west elevation. Chimney stacks in brick rise from the gables and rear wall, contributing to the building's historic silhouette and evidencing historic heating arrangements.



Side elevation facing west – day to day entrance



Front elevation facing South



East elevation – catslide roof to the rear



Rear elevation facing North.

- 1.2.4. The rear elevation and associated patio area are more informal in character and historically functional in use. This area incorporates later openings and modest ancillary elements, including a timber door serving the single-storey rear range accessing the rear off the kitchen. The stonework here is consistent with the main house but exhibits greater variation and patination, reinforcing its secondary status. The rear garden and hardstanding areas are enclosed and largely screened from wider public views by boundary planting and trees.
- 1.2.5. Externally, the building fabric is predominantly natural stone assumed with lime-based mortar joints. Rainwater goods are cast iron. Roof coverings are stone slate, laid to modest pitches, consistent with local historic practice. Boundary treatments within the curtilage are informal and include stone edging, planting and areas of hard landscaping, which collectively reinforce the domestic and historic character of the site.
- 1.2.6. Overall, the significance of the site derives from the survival of its late 18th-century form, the legibility of later historic additions, the use of traditional materials, and its contribution to the residential character of the Station Road Conservation Area. The rear of the property is clearly read as a less formal, historically service-related elevation, offering greater capacity for sensitive alteration without harm to the significance of the listed building or its setting.

1.3. Listing

- 1.3.1. Grade: II
List Entry Number: 1135381
Date first listed: 07-May-1991
List Entry Name: 110, OAKS ROAD
Statutory Address: 110, OAKS ROAD
District: Kirklees (Metropolitan Authority)
Parish: Non Civil Parish
Listing Description:
House. Late C18, with C19 alterations. Coursed rubble with ashlar dressings. Stone slate roof with 2 brick gable stacks and a single tall rear wall brick stack. quoins. 2 storey. Garden front, has central doorway with part glazed 4-panel door flanked by single 3-light plain sashes with plain ashlar mullions and surrounds Above 2 similar 3-light windows. Cat-slide roof to rear. Interior contains a fine late C18 stone fireplace with large fluted keystone and chamfered stone mantle shelf, now partly obscured by C20 tile fireplace, plus a mid-C19 marble fireplace.
- 1.3.2. 110 Oak Road is not mentioned in Pevsner ((Pevsner, N., Harris, J. and Antram, N., 1959/1967, The Buildings of England: West Yorkshire, revised 2nd ed., revised by Enid Radcliffe)

1.4. Planning History

- 1.4.1. Application number: 2025/65/90868/E
Decision date: 02 June 2025
Description: Listed Building Consent for installation of replacement windows (9 in total) with replica working sash windows (within a Conservation Area)
Decision: GRANTED
- 1.4.2. Application number: 2020/90192
Decision date: 02 March 2020
Description: Work to tree in CA
Decision: GRANTED

- 1.4.3. Application number: 2020/90790
Decision date: 10 March 2020
Description: Dead or Dangerous Tree
Decision: NOTED
- 1.4.4. Application number: 2005/91931
Decision date: 07 July 2005
Description: Listed Building Consent for internal alterations, replacing windows and doors, repointing, formation of wider driveway entrance and relocation of gate piers.
Decision: GRANTED
- 1.4.5. Application number: 2013/91283
Decision date: 20 June 2013
Description: Listed Building Consent for internal and external alterations (within a Conservation Area)
Decision: GRANTED
- 1.4.6. Application number: 2002/93841
Decision date: 20 March 2003
Description: Listed Building Consent for re-use and renovation of derelict cottage and erection of gates and railings to boundary wall
Decision: GRANTED
- 1.4.7. Pre-application advice was obtained by the applicant directly from the Kirklees Council Conservation Officer, Sheena Campbell, on 28 July 2025. The advice provided has informed the development of the proposals and the approach taken to the design, scale and siting of the extension. The key recommendations arising from the pre-application discussion are summarised below:

“A small extension on the patio area to the rear should be subsidiary or subservient to the original building, it could be set in, set lower than the original, and could be minimalist and reversible.

The architect could explore options for either a traditional style using matching local natural stone and slates, lean-to roof, or consider plain glazing to see the original building through the extension.”

1.5. Heritage Statement

- 1.5.1. National Planning Policy Framework relating to Heritage Assets:
- 1.5.1.1. NPPF defines the “Significance” of a heritage asset as: *“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*
- Historic England stipulates that: *“Assessing significance before a proposal is planned can lead to better outcomes for the applicant by influencing the design by mitigating harmful impacts on significance, enhancing significance where possible, and thereby showing how any remaining harm is justified.”*
- 1.5.1.2. National Planning Policy Framework (NPPF) defines Heritage Asset as: *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning*

decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."

- 1.5.1.3. Paragraph 185 and 196 of the NPPF requires local planning authorities to develop a positive strategy for the conservation of the historic environment. This includes taking account of the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation. The NPPF also recognises the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring, and acknowledges the positive contribution that well-designed new development can make to the character and distinctiveness of heritage assets and their settings, as well as the role the historic environment plays in shaping local character and sense of place.
- 1.5.1.4. NPPF Paragraph 189 also states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*
- 1.5.1.5. Paragraph 192 of NPPF states: In determining applications, local planning authorities should take account of:
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 1.5.1.6. Paragraph 200 of NPPF urges: *"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"*
- 1.5.2. Local Plan Policies relating to Heritage Assessment:
- 1.5.2.1. The proposed single-storey extension has been designed with full regard to the architectural qualities of the surrounding buildings and the established character of the Station Road Conservation Area, in accordance with Policy BE5: Proposals for New Development within Conservation Areas, which states that development *"should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area"*. Its location to the rear of the property, combined with the site's lower ground level and dense vegetation, ensures that the extension will not be visible from the public realm or detract from the wider townscape. The use of natural stone to match the existing building reflects the prevailing material palette of the area, while the modest scale and restrained form of the extension ensure that it preserves the character and appearance of the conservation area rather than introducing visual harm.
- 1.5.2.2. The design of the extension has been developed in accordance with Policy BE13: Extensions to Dwellings, which requires extensions to respect the design features of the existing house and adjacent buildings, including materials, window openings, roof styles and architectural detailing. The proposal

responds directly to these requirements through the use of matching stone, carefully proportioned openings and a roof form that remains clearly subordinate to the original two-storey listed building. The extension is modest in scale and expression, ensuring that the historic building continues to read as the dominant element. Window openings and joinery have been designed to complement, rather than replicate, the historic fabric, with oak-finished timber used to provide a legible and appropriate distinction between existing and new work. The proposal therefore retains the intrinsic value of the listed building and its setting, consistent with the objectives of Policy BE13.

- 1.5.2.2. The proposed extension has been assessed in accordance with Policy D11: Extensions within the Green Belt, which requires consideration of the impact of development on “*openness and character, the scale of the extension relative to the existing building, and the effect on the character of traditional buildings*”. The proposal is limited in size and represents a modest addition that remains clearly subordinate to the original dwelling, ensuring that the historic building continues to read as the dominant element. The extension is contained within the existing built envelope and replaces an area of hardstanding, avoiding encroachment into undeveloped land and ensuring that the openness and character of the Green Belt are preserved. In design terms, the proposal responds to the scale, form and character of the original building and its later additions, ensuring that the historic evolution of the building remains legible and that the character of the listed building is conserved, in accordance with the objectives of Policy D11.

1.5.3. Heritage Impact Assessment for Archeological and Historic Context:

1.5.3.1. Archeological interest:

The proposed works involve the construction of a small single-storey extension to the rear of the listed building, largely within an area associated with later phases of the dwelling’s historic development. Ground disturbance will be limited in extent and depth, and no significant archaeological remains are anticipated, particularly given the presence of later surfaces and interventions within this part of the site. As such, the likelihood of uncovering evidence of past human activity of archaeological significance is considered to be low.

1.5.3.3. Historic Context:

The statutory listing identifies the property as a late 18th-century house with 19th-century alterations. The building appears to have developed incrementally, with the principal two-storey form dating from the late 18th century and subsequent phases of alteration and extension occurring during the 19th and 20th centuries. Later interventions are likely to include changes to window joinery, the introduction of a path around the building and the rear courtyard where the extension is being proposed.

The building is constructed in coursed rubble sandstone with ashlar dressings, a material palette characteristic of domestic buildings of this period in West Yorkshire, reflecting the increasing use of locally quarried stone in the later 18th century. This transition coincided with broader changes in construction practice away from earlier timber-framed buildings, placing the development of the house within the late Georgian period.

Buildings of this era typically display restrained, symmetrical façades, vertically proportioned window openings, and modest domestic detailing, all of which are evident in the architectural of this property.

Within this historic context, the building is of clear heritage significance, with value derived from both its late 18th-century origins and the legibility of subsequent historic phases. Future works should therefore seek to respect this layered development, preserving the building’s character and significance while allowing for sensitive adaptation that sustains its continued use.

1.5.4. Heritage Impact Assessment - Architectural and Aesthetic Context:

As set out above, the listed building is a late 18th-century house with 19th-century alterations, constructed in coursed rubble sandstone with ashlar dressings and quoins. Its architectural character is defined by a restrained domestic composition, vertically proportioned window openings, and a simple, symmetrical garden-facing elevation typical of late Georgian vernacular buildings in the region. The listing description notes the presence of historic fabric and detailing, including the catslide roof form and later alterations, which together illustrate the incremental development of the building over time.

1.5.5. Heritage Impact Assessment - Social Context:

The property being considered under this application forms part of the historic residential development of Soothill and contributes to the collective historic character of the Station Road Conservation Area. Its continued use as a private dwelling reflects the long-established residential function of the area and supports the sustainable occupation of a designated heritage asset. The proposed small rear extension is intended to improve the functionality of the property for modern living while ensuring its ongoing viable use, thereby contributing positively to the social sustainability of the building.

1.5.6. Heritage Impact Assessment - Economic Context:

The continued investment in the upkeep and sensitive adaptation of the listed buildings supports its long-term economic viability and contributes to the sustainable management of a this heritage asset. The proposed small rear extension represents a modest and proportionate intervention that enables the building to meet contemporary living need and requirements, thereby reducing the risk of underuse or decline. By facilitating ongoing occupation and maintenance, the proposal supports local economic activity through specialist design and construction input, while reinforcing the broader economic value of conserving historic buildings as part of the character and attractiveness of the overall area.

1.5.7. Heritage Impact Assessment - Interior Feature:

The proposed works are limited to the construction of a small single-storey extension to the rear of the listed building and do not involve alterations to the principal historic interiors of the house. Historic existing internal features, including historic fireplaces, original wall, floor and joinery associated with the late 18th- and 19th-century phases of the building, will be retained and left unaltered. The internal spatial hierarchy and plan form of the principal accommodation will remain unaltered. As a result, the proposal is not considered to result in harm to the significance of the listed building's interior, and the impact on historic internal features is assessed as negligible.

1.5.8. Recording:

Where there would be an impact on the significance of the heritage asset, details will be recorded for any further archaeological analysis and recording purposes.

1.5.9. Objective:

The objective of the proposal is to provide a modest and sensitively designed single-storey extension to the rear of the Grade II listed building to accommodate a porch entrance area. The works are intended to improve the functionality of the property for contemporary use while preserving the special architectural and historic interest of the listed building and the character and appearance of the Station Road Conservation Area. The scale, form and location of the extension have been carefully considered to ensure that the intervention remains subordinate to the historic building and respects its established hierarchy and significance.

1.6. Planning Statement

1.6.1. The Planning (Listed Buildings and Conservation Areas) Act of 1990 is one of the primary legislative instruments addressing the treatment of listed buildings such as this Grade II and Grade II* listed heritage asset.

1.6.2. All decisions relating to listed buildings and conservation areas need to be understood in the context of statutory requirement, which are primary. As far as the Local Authority's statutory duty is concerned, in respect of a listed building, Section 66(1) of the 1990 Act states that:

“...In considering whether to grant planning permission or permission in principle for development 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.”

This document assesses the historic and architectural interest of this listed property and the proposals respect, preserves and enhances these features.

SECTION 2: THE PROPOSAL

2.1. Use

2.1.1. The existing property is in residential use and this will not be changed.

2.2. Amount

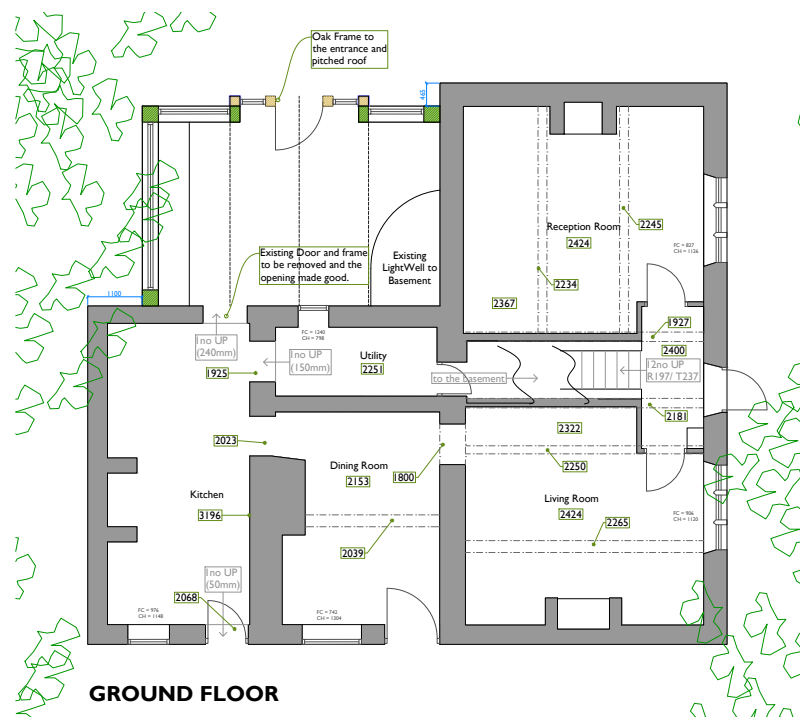
2.2.1. The proposed extension measures approximately 4m by 6m resulting in a total floor area of 24 square metres. The existing listed dwelling has an approximate floor area of 207sqm, and the proposal therefore represents an increase of approximately 11.5% in the overall floor area of the building.

2.2.2. The scale of the extension has been deliberately limited to ensure that it remains clearly subordinate to the original two-storey listed building. The extension does not project beyond the existing footprint or established building lines of the east or north elevations and is contained entirely within the envelope of the existing built form. The works replace an existing area of hardstanding, avoiding encroachment into previously undeveloped parts of the garden.

2.2.3. The site is set at a lower level than Oaks Road and is enclosed by mature vegetation, meaning that the proposed extension will not be visible from the public highway or other public viewpoints. As a result, the limited increase in built form will have no noticeable impact on the wider streetscape, the Station Road Conservation Area, or the setting of the listed building.

2.3. Layout

2.3.1. The proposed single-storey extension is located to the rear of the listed building, on the east elevation, within an area historically associated with later phases of development. The extension will function as a porch and ancillary space between the kitchen and the garden, improving the relationship between the internal accommodation and the external garden without altering the principal plan form of the historic house.



2.3.2. Access to the extension will be taken directly from the kitchen. The existing timber door opening will be retained as the point of connection, with the door removed to allow access into the new space, thereby avoiding the creation of new openings or the loss of historic fabric beyond the existing opening. The

extension will serve as the primary ancillary space to the kitchen, reinforcing its role as a secondary element within the overall hierarchy of the building.

- 2.3.3.** The footprint of the extension aligns with the established building lines of the east and north elevations, ensuring that it integrates coherently with the existing layout and does not extend into undeveloped areas of the garden. The internal floor level of the extension will be set lower than the kitchen floor, responding to existing site levels and reinforcing the subordinate status of the new accommodation.
- 2.3.4.** Overall, the proposed layout has been carefully considered to minimise intervention into the historic fabric, respect the legibility of the building's phased development, and provide a practical and sympathetic enhancement to the rear of the listed property.

2.4. Scale

- 2.4.1.** The overall scale of the building assembly will remain unchanged as a result of this proposal.

2.5. Landscaping

- 2.5.1.** The existing path linking the west and east elevations of the property will be retained as part of the proposals, ensuring continued legibility of established circulation routes within the curtilage of the listed building. The only loss of external hard landscaping relates to a small paved patio area located in the north-east corner of the site, which will be removed to accommodate the proposed extension. This area is of limited historic or aesthetic significance and its loss is considered to result in no harm to the significance of the listed building or its setting. The overall landscape character of the site will remain largely unchanged, with the proposals preserving the informal domestic garden setting of the property.
- 2.5.2.** A lightwell located within this area currently provides natural light to the basement level of the property and will be retained as part of the proposals. The design of the extension incorporates large window openings positioned to ensure that natural light continues to reach the basement via the retained lightwell, thereby maintaining existing levels of daylight while allowing for the sensitive integration of the new structure within the landscape setting.

2.6. Appearance

- 2.6.1.** The proposed single-storey rear extension has been designed as a clearly subordinate addition to the listed building, respecting the architectural hierarchy and material qualities of the original structure. The existing listed building, shown rendered in white, will remain visually dominant, with the extension deliberately lower in height and set beneath the established ridgeline to avoid competing with the principal form or obscuring the first-floor east-facing bedroom window.
- 2.6.2.** The external walls of the extension will be constructed in natural stone to match the existing building, ensuring material continuity and a sympathetic relationship with the historic fabric. In contrast, the windows and entrance door to the porch will be formed in oak-finished timber, providing a subtle but legible distinction between historic and new fabric in accordance with best conservation practice. This contrast allows the extension to read as a contemporary yet respectful addition, without resorting to pastiche.
- 2.6.3.** Due to constraints imposed by the existing roof geometry and adjacent openings, the roof of the extension is flat in form; however, to clearly articulate and emphasise the entrance to the porch, a modest double-pitched roof element is introduced above the doorway. This feature provides a clear visual cue to the entrance while referencing traditional roof forms at a reduced scale, reinforcing the hierarchy of elements without detracting from the listed building.

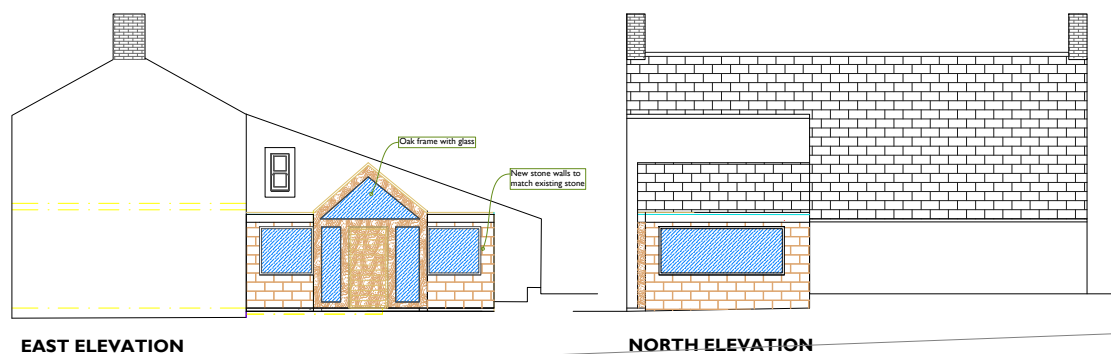
- 2.6.4. Overall, the restrained palette of materials, the limited scale, and the careful articulation of the porch ensure that the extension remains visually subordinate to the original stone building, preserving its architectural primacy while enhancing legibility and functionality at the point of access.

2.6.4.



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2.6.5.



2.7. Access and Highways

- 2.7.1. The highway and access to the property will not be altered as part of this application.

2.11. Conclusion

- 2.11.1. The proposed single-storey extension has been carefully designed to provide a modest porch and ancillary space to the rear of the Grade II listed building at 110 Oaks Road, Batley, improving its functionality for contemporary use while preserving its special architectural and historic interest. The extension is confined to an area associated with later phases of the building's development and is deliberately limited in scale, representing an increase of approximately 11.5% in floor area, ensuring that it remains clearly subordinate to the principal two-storey historic form.
- 2.11.2. The design responds sensitively to the existing building in terms of layout, scale, appearance and materials. Natural stone will be used to match the existing fabric, with oak-finished windows and doors providing a legible yet restrained distinction between historic and new work. The roof form has been carefully considered to sit below the established ridgeline, avoiding any impact on existing openings, while a modest double-pitched element clearly defines the porch entrance. The extension replaces an area of

existing hardstanding, retains established circulation routes and the existing lightwell, and ensures that natural light to the basement level is maintained.

- 2.11.3. The property's setting within the Station Road Conservation Area has been fully considered. Due to the site's lower level and dense surrounding vegetation, the extension will not be visible from the public highway or wider public viewpoints and will have no adverse impact on the character or appearance of the conservation area. The proposals do not affect significant interior features, minimise intervention into historic fabric, and avoid harm to archaeological interest, with provision for a watching brief during any excavation works.
- 2.11.4. Overall, the proposal represents a sensitive and proportionate response to the listed building and its setting, sustaining its significance through appropriate use and careful design. It accords with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of the National Planning Policy Framework, and is considered to result in no harm to the significance of the listed building or the character and appearance of the conservation area.