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**STATEMENT OF SIGNIFICANCE**

**APPLICATION FOR CONVERSION OF RESIDENTIAL  
ANNEX TO 1NO DWELLING**

**5 PARK RIDING, NORTHGATE, HONLEY,  
HOLMFIRTH, HD9 6QL**

**A GUEST**

**FEBRUARY 2026**

## **C O N T E N T S**

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## 1.0 INTRODUCTION

This statement is provided in respect of the significance of the subject site known as 5 Park Riding, Northgate, Honley which is within the proximity of a Grade II Listed Building, 3 Park Riding. It will be noted that the proposals are not within the curtilage of the Listed Building nor in its direct setting. The site is not located within a Conservation Area nor are any other heritage assets impacted upon.

The subject scheme seeks planning permission for the conversion of an ancillary residential annex to form 1 No dwelling. It is noted that to facilitate the use no alterations are required to the building either external or internal.

The purpose of this document is to provide a statement in respect of the site to consider the impact of the development on the setting of the Listed Building. The statement provides an objective opinion on the visual aspects of the site, the proposal and its setting. This statement should also be read alongside the planning support statement submitted with the application.

The report is produced in the context of the National Planning Policy Framework, which states:-

***“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.”*** (TPC underlining)

The work undertaken in preparing this report includes:

- (i) Walk over survey to examine the site, character, immediate and wider setting.
- (ii) Inspection of the Historic Environment record.
- (iii) Examination of relevant Local Plan policy (referred to in the Planning Support Statement).
- (iv) Examination of National Planning Policy Framework (also referred to in the Planning Support Statement).
- (v) Examination of advice in Planning Practice Guidance ‘Conserving and Enhancing the Historic Environment.

- (vi) Examination of the planning history of the site.

This report and conclusions are drawn from a detailed examination carried out in respect of the above. It is considered that the level of detail provided meets the test **“to understand the potential impact of the proposal”** on the significance of the Listed Building.

Para 210 states:

**“In determining applications local planning authorities should take account of:**

- a) the desirability of sustaining and building 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 viability; and**
- c) the desirability of new development makes a positive contribution to local character and distinctiveness.”**

It is considered that the proposal, which has no impact on the heritage asset, will have a neutral impact on the setting of the Listed Building.

Consideration has also been given to the published advice in ‘Planning Practice Guidance - Conserving and Enhancing the Historic Environment’. This states amongst other things:-

**“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important to understanding the potential impact and acceptability of development proposals.”**

In terms of taking into account the setting of a heritage asset, it states:-

**“A thorough assessment of the impact on setting needs to be taken into account, and proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or distract from that significance and the ability to appreciate it.”**

This report, therefore, considers impacts of the proposal on the setting of the nearby Listed Building.

As will be set out in the summary (section 4 below), it is considered that the proposed change of use does not lead to harm to the significance of the statutory designated asset for the reasons that will be set out. It is considered that the development will not give rise to issues of harm to the setting of the Listed Building.

## 2.0 STATUS OF PROPERTY

From examination of Historic England records, the description in the formal 'Listing' is as follows:-

***“SE 11 SW NORTH GATE 1/228 HONLEY***

***16.1.67 Park Riding (formerly Listed as No 3 under Park Riding)***

***II***

***Detached house. Late C18 with alterations and additions. Hammer dressed stone with Ashlar quoins. Stone slate roof with gable copings on large, built up kneelers. Two storeys and attic. Entrance front (south-east gable); 3 bays. Sashes with glazing bars. Central doors with segmented fan. Single light in pediment with segmental false arch. Sashes to side elevations. Interior said to have door with 6 fielded panels and sunk panelled window shutters. Dower House of Armitage family ‘The History of Honley’ M A Jagger 1914”.***

It will be noted that the subject site is not within the curtilage or direct setting of the Listed Building.

### 3.0 ASSESSMENT

The proposal seeks a change of use of the annex to a freestanding dwelling. This change of use involves no physical alterations or changes to the subject building. It is considered that it is reasonable to conclude, therefore, that the proposal will have no impact on the setting of the Listed Building.

This issue (i.e. the impact on the setting of the Listed Building) was recently fully considered by the Council in determining the application for the change of use from garage to annex. It will be noted that proposal involved extension and alteration to the building. The officer delegation report stated:

***“The proposed extension and alterations would be approximately 23.4 metres away from the Listed Building and would be largely visually separated from the heritage asset by the existing host dwelling (No 5). Given the above factors and relatively modest scale of the extensions proposed, it is considered that the proposals would not cause harm to the significance of this nearby listed building or its setting.”***

It is considered reasonable to assume that with this proposal which involves no physical alterations the same conclusion can be reached.

## 4.0 SUMMARY

The application site is close to a Grade II Listed Building which is clearly a material consideration in determining this application. It is not, however, within the curtilage or direct setting of the Listed Building.

The proposal will not result in any change to the setting of the Listed Building. The Council previously concluded in the context of the subject building that even with alteration and extension it would not harm the setting of the Listed Building.

It is considered that a full assessment has been undertaken consistent with the requirement for a proportionate view of the impact of the proposals on the setting of the Listed Building.

It is reasonable to conclude that the proposals do not give rise to harm to the significance of the statutory heritage asset.