

PLANNING,
HERITAGE
STATEMENT

PROPOSED ANNEX SERVING 60 COWRAKES
ROAD, LINDLEY, HUDDERSFIELD

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1. Introduction

1.1 This Planning and Heritage Statement has been prepared in support of a full planning application for the erection of an ancillary annex building on land to the south of No. 60 Cowrakes Road, Lindley, Huddersfield.

1.2 The proposed development is intended to provide ancillary leisure accommodation incidental to the main dwelling at No. 60.

1.3 The application site lies in proximity to a terrace of Grade II listed buildings at Nos. 58–64 Cowrakes Road, and therefore this statement includes an assessment of the impact of the proposals on the significance and setting of these designated heritage assets.

1.4 Historic outline consent (ref: 2020/91084) was previously granted for a detached dwelling on the site; however, this consent has now lapsed. The current proposal represents a reduced and more sensitive form of development.

2. Site Description and Surroundings

2.1 The application site extends to approximately 370 square metres and currently accommodates a row of four dilapidated garages, accessed via a track from Cowrakes Road.

2.2 The site is in a poor state of repair, with the garages largely redundant and the land overgrown with vegetation, detracting from the character and appearance of the area.

2.3 The site is located approximately 700 metres from Lindley centre and is well served by public transport, with regular bus services along Cowrakes Road.

2.4 Immediately to the west lies a terrace of traditional stone-built dwellings, while to the north (rear) sits the Grade II listed terrace at Nos. 58–64 Cowrakes Road, which faces south toward the application site.

2.5 The existing garages currently form a visual barrier, limiting appreciation of the listed buildings from the south.

3. Description of Development

3.1 The proposal seeks permission for the demolition of the existing garages and the erection of a single-storey ancillary annex building, together with associated landscaping and parking provision.

3.2 The annex is modest in scale and designed as a subordinate structure to the principal listed dwelling at No. 60.

3.3 The layout retains separation from the listed terrace and introduces a more open and legible spatial relationship between built form and surrounding land.

3.4 The design adopts a simple, traditional form with materials intended to reflect the prevailing character of the area, ensuring the development integrates appropriately within its context.

3.5 The building will remain ancillary to No. 60 and will not be occupied as a separate dwelling.

4. Heritage Context and Significance

4.1 The terrace at Nos. 58–64 Cowrakes Road is designated as a Grade II listed building, recognised for its architectural and historic interest.

4.2 The significance of the listed buildings derives from:

- Their 18th / early 19th century origin
- Traditional hammer-dressed stone construction
- Symmetrical terrace form with stone mullioned windows
- Their contribution to the historic character of the area

4.3 The current setting is compromised by the presence of the unsightly and deteriorating garages, which detract from views toward the listed terrace and reduce the quality of the immediate environment.

5. Impact on Heritage Assets

5.1 The proposal has been designed to ensure that it preserves the significance and setting of the nearby listed buildings.

5.2 The removal of the existing garages will result in a clear enhancement to the setting of the listed terrace by:

- Removing visually intrusive and poorly maintained structures
- Opening up views toward the listed buildings from the south
- Improving the overall quality and appearance of the site

5.3 The proposed annex is:

- Modest in scale
- Set away from the listed buildings
- Designed to be visually subordinate

5.4 As such, it does not compete with or dominate the listed terrace and allows continued appreciation of the buildings.

5.5 The proposal will not affect the fabric or statutory curtilage of the listed buildings.

5.6 In heritage terms, the development results in no harm to the significance of the designated heritage asset and provides a minor enhancement to its setting.

6. Planning Policy Context

6.1 The proposal has been assessed against national planning policy relating to the conservation and enhancement of the historic environment.

6.2 Relevant policy requires that great weight is given to the conservation of designated heritage assets.

6.3 The proposal:

- Preserves the significance of the listed buildings
 - Enhances their setting through removal of harmful structures
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7. Planning Considerations

7.1 The proposal represents an appropriate and sustainable form of development:

- It reuses previously developed land
- It improves visual amenity

7.2 The scale, siting, ensure that there are no adverse impacts on neighbouring amenity or the wider character of the area.

8. Conclusion

8.1 The proposed development will:

- Remove existing derelict and visually harmful structures
- Deliver a well-designed ancillary annex
- Enhance the immediate setting of nearby listed buildings