

# Heritage Statement

Parkton Grove, Hanging Stone Huddersfield

February 2026



adapt heritage

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# 1. Introduction

1.1 This Heritage Statement has been prepared by Adapt Heritage in connection with a full planning application for the erection of a single self-build dwelling with associated access and external works (the 'Proposed Development') at Parkton Grove, Hanging Stone Road, Huddersfield (the 'Application Site').

1.2 The Site itself does not contain any designated heritage assets but is proximate to the Grade II Listed Parkton Grove.

1.3 Under The Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Council (the 'Council'), in determining the full planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess (s.66). The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.

1.4 The National Planning Policy Framework (NPPF) (2024) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

*"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."*<sup>1</sup>

1.5 The report is structured as follows:

- Section 2 identifies the relevant heritage assets with potential to be affected by the Proposed Development.
- Section 3 provides an overview of the history and development of the Application Site and the surrounding area.
- Section 4 proportionately assesses the significance of relevant heritage assets and the contribution made by setting and the Application Site.
- Section 5 provides an assessment of the impact of the Proposed Development in light of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local planning policy (set out in detail at **Appendix 1**).
- Section 6 sets out the summary and conclusions.

1.6 The assessment has been undertaken on the basis of existing published information, proportionate archival research and on-site visual survey in December 2025. It has been produced in accordance with guidance set out in Historic England's Advice Notes including:

- Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (2015);
- Advice Note 3: The Setting of Heritage Assets (2017); and
- Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).

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<sup>1</sup> MHCLG (2024) National Planning Policy Framework (NPPF) – Annex 2: Glossary



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## 2. The Heritage Assets

### Context

- 2.1 Annex 2 of the NPPF (2024) defines a 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.”<sup>2</sup>*

- 2.2 A site visit was undertaken in December 2025 to identify heritage assets with the potential to be affected by the Proposed Development.

### Designated Heritage Assets

- 2.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

### Listed Buildings

- 2.4 A review of the National Heritage List for England (NHLE), undertaken in November 2025, confirms that there is one listed building in close proximity to the Application Site: Parkton Grove.

- 2.5 The building is included on the statutory list of buildings of special architectural or historic interest at Grade II, first listed on 29 September 1978. The list entry description for Parkton Grove is as follows:

*“HANGING STONE ROAD 1. 5113 (East Side) Steps Parkton Grove SE 1412 52/652 II 2. Mid C19. Ashlar. 2 storeys. Band. Moulded eaves cornice and blocking course. 3 ranges of sashes in plain raised surrounds. Porch with Tuscan*

*angle pilasters, full entablature and blocking course: round-arched windows with round-arched glazing bars. Door with semi-circular fanlight, 2 diamond-faceted panels and 2 round-arched lights. Elaborate carpentry conservatory on north side. 2-storey extension to north ending in shallow canted bay with sashes.”<sup>3</sup>*

<sup>2</sup>

MHCLG (2024) *National Planning Policy Framework (NPPF) – Annex 2: Glossary*

<sup>3</sup>

Historic England (1978) *List Entry Description for Parkton Grove*



### 3. The Application Site and the Surrounding Area

#### Location and Context

- 3.1 The Application Site (Figure 3.1) is located on land to the west of Parkton Grove, accessed independently from Hanging Stone Road, on the edge of Berry Brow and close to Honley, approximately 3 miles south of Huddersfield town centre. The Site lies within a semi-rural setting characterised by mature woodland, historic estate planting and dispersed development.



Figure 3.1: The Application Site © Google Maps (2026)

- 3.2 The Site comprises a parcel of land adjacent to Parkton Grove which has historically been associated with the wider holding of the property, but which functions today as a separate and clearly defined plot, with its own access from Hanging Stone Road. The Site contains areas of existing hardstanding and evidence of former ancillary and utilitarian uses (Figures 3.2 and 3.3).



Figures 3.2 & 3.3: The Application Site (December 2025)



## Overview of Historic Development

- 3.3 This section provides an overview of the historic development of the Application Site and the surrounding area. It is informed by proportionate archival research, historic map regression, historic aerial photography, census records and a review of published secondary sources.
- 3.4 Ordnance Survey mapping surveyed between 1848 and 1851 (published 1854) at Figure 3.4 shows Parkton Grove established as a substantial residence on the east side of Hanging Stone Road, together with a coach house, both set within a wooded and landscaped context (Figure 3.4). At this time, the surrounding area comprised a mixture of agricultural land, woodland and early industrial activity associated with Steps Mill to the south.
- 3.5 Documentary and census evidence indicates that Parkton Grove was occupied from at least the early 19<sup>th</sup> century. Records confirm residence by John Oldfield as early as 1819<sup>4</sup>, followed by occupation by members of the Beaumont family from the 1830s onwards, who were partners in Vickerman and Beaumont of the nearby Steps Mill. Census returns from the mid to late 19<sup>th</sup> century record the house as a sizeable private residence occupied by textile manufacturers and their families, together with domestic servants, illustrating its domestic function and social status.
- 3.6 While the Historic England list description identifies Parkton Grove as a mid-19<sup>th</sup> century building, the available documentary and census evidence suggests an earlier 19<sup>th</sup> century origin, with later expansion, alteration or refinement during the mid 19<sup>th</sup> century likely accounting for the architectural character described in the listing.



Figure 3.4: Ordnance Survey of Huddersfield surveyed in 1848-1851, published in 1854 © National Library of Scotland

- 3.7 An auction notice published in the Huddersfield and Holmfirth Examiner in September 1881 describes Parkton Grove as a “commodious family residence”. It specifically states:

*“...Valuable leasehold family residence with gardens, stables carriage house called “Parkton Grove”, Honley, Huddersfield. Geo Tinker and Son will sell by auction, at the George Hotel, Huddersfield, in the County of York, on Tuesday 11th day of October, 1881, at Five for Six o'clock in the Evening, subject to condition of sale.*

*All that commodious FAMILY RESIDENCE called “PARKTON GROVE” lately occupied by Mr Alfred Beaumont, situate at Steps, in Honley, near*



*Huddersfield, containing good dining, drawing, and breakfast rooms, kitchen, entrance hall, passages, stairs closets, and pantries on the ground floor; seven bed (and dressing) rooms, one of which is suitable for a billiard room; wash-house, kitchens, and cellars in basement; four-stall stable, carriage house, and harness room, paved yard, and outbuildings. The premises are very substantially built, and in capital repair.*

*The marble chimney pieces, stove grates, kitchen cooking range, gaseliers, gas fittings, and other interior fittings are all exceedingly good, and well and neatly fitted. The gardens are tastefully arranged, and contain choice shrubs and plants, and the carriage drives and walks are well made and drained. The premises are about three miles from Huddersfield and a short distance from the Honley Railway Station, and occupy an elevated, well sheltered and choice situation, commanding extensive views of the district.*

*The premises comprise an area of 2,117 square yards, and are held on lease from Sir J. W. Ramsden, Baronet, for a term of 999 years from the 25th March, 1873, at an annual ground rent of £11, 16s 0d....<sup>5</sup>*

- 3.8 This article confirms the presence of ancillary and utilitarian structures associated with the house during the late 19<sup>th</sup> century and supports the interpretation of the Application Site as historically accommodating functional estate uses rather than forming part of a formal designed landscape.
- 3.9 A historic photograph of Parkton Grove dating to before 1881 (Figure 3.5) illustrates the house set within a mature wooded environment, with established tree planting forming an important element of its immediate context and providing visual separation from surrounding activity.



Figure 3.5: Photograph of Parkton Grove, undated © Underground Histories

- 3.10 Ordnance Survey mapping surveyed in 1888 (published 1892) at Figure 3.6 and 1904 (published 1906) at Figure 3.7 shows the construction of a conservatory to the west side of Parkton Grove, together with a number of ancillary buildings and structures located to the west of the principal house and accessed independently from Hanging Stone Road. With the exception of the conservatory, these structures are consistent with the ancillary buildings referenced in documentary sources and demonstrate a functional, rather than formal or aesthetic, relationship between the Application Site and the principal house.



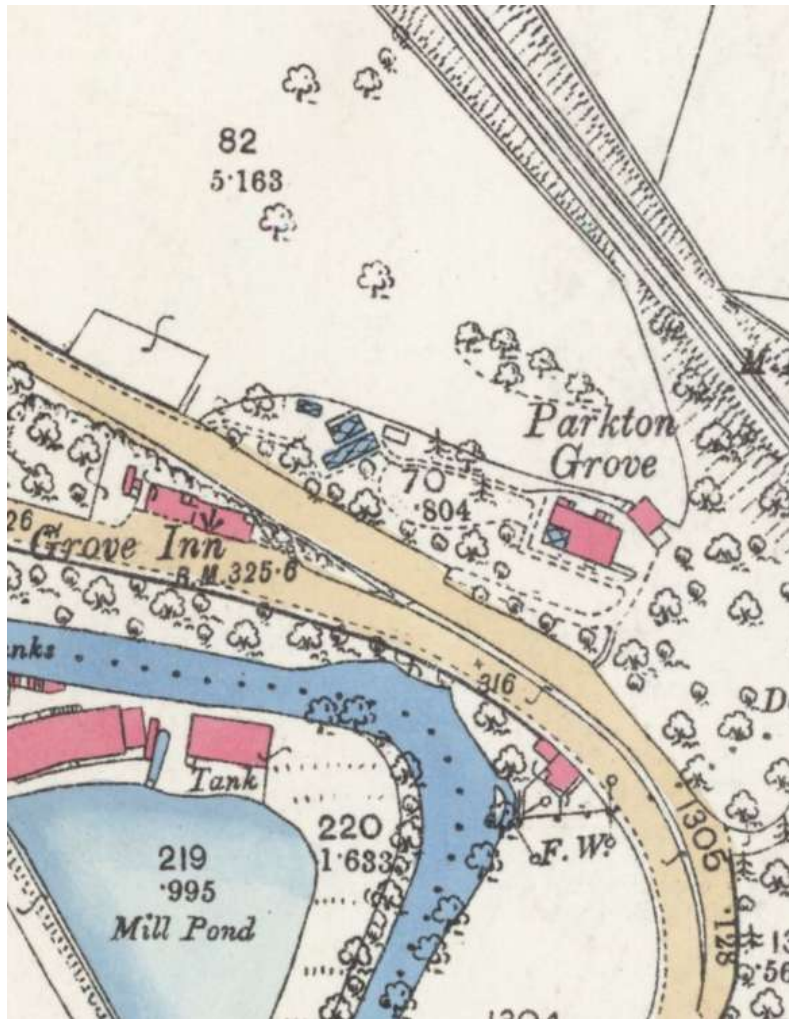


Figure 3.6: Ordnance Survey of Huddersfield surveyed in 1888, published in 1892 © National Library of Scotland

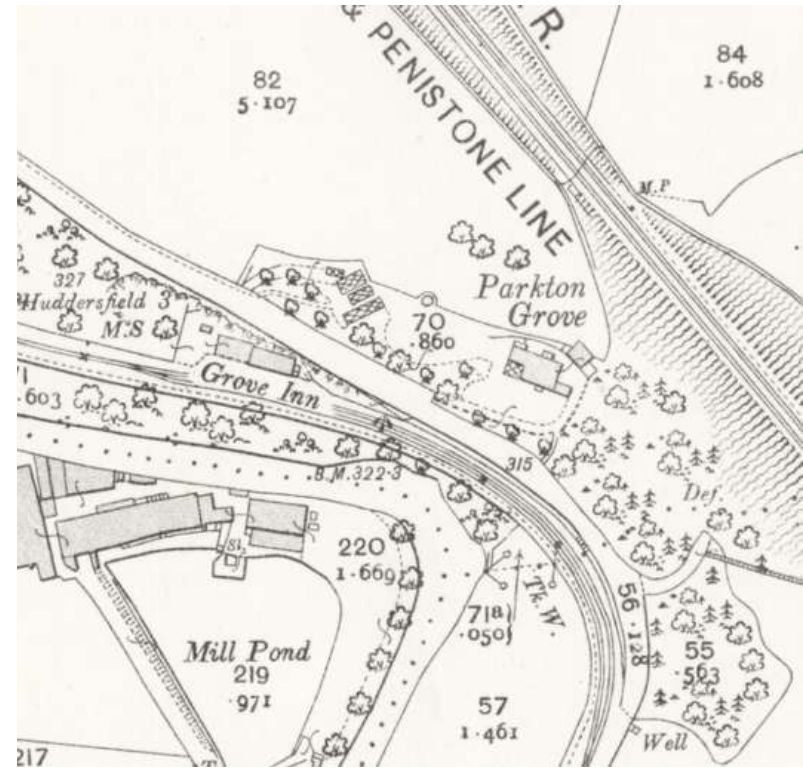


Figure 3.7: Ordnance Survey of Huddersfield surveyed in 1904, published in 1906 © National Library of Scotland

3.11 Ordnance Survey mapping surveyed in 1913 (published 1916) shows a modest westward extension of the grounds associated with Parkton Grove, into land which now forms part of the Application Site (Figure 3.8). At this time, the area is shown with clearly defined boundaries to the west and north, indicating a degree of enclosure and management within the wider holding. This appears to represent a period of consolidation or reorganisation of the grounds in the early 20<sup>th</sup> century.



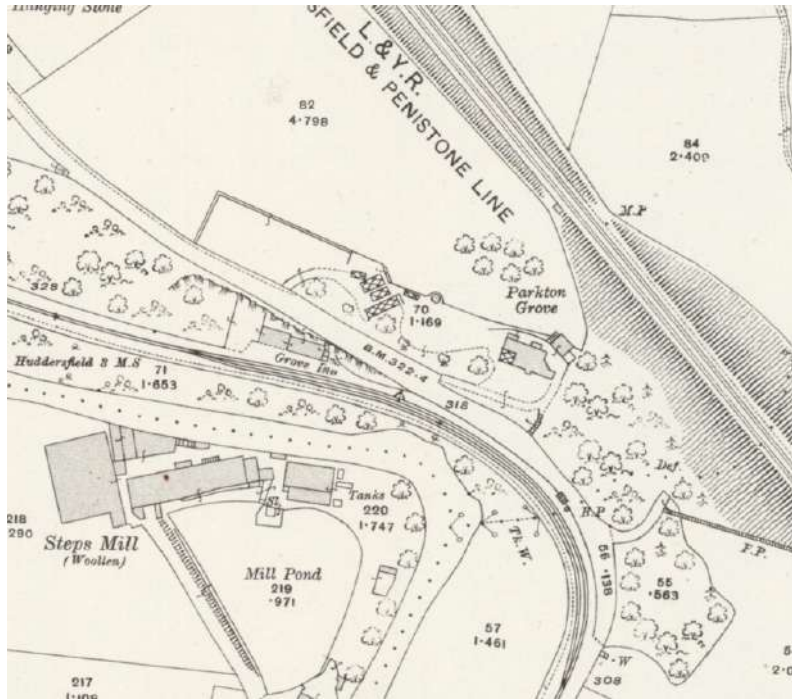


Figure 3.8: Ordnance Survey of Huddersfield surveyed in 1913, published in 1916 © National Library of Scotland

3.12 A historic aerial photograph dating to 1929 (Figure 3.9) provides further insight into the character of Parkton Grove and its surroundings during the early 20<sup>th</sup> century. The photograph shows the principal house and conservatory clearly set within a mature, wooded context, together with a number of structures located on land to the west which now forms part of the Application Site. Boundary walls and enclosures are also visible, reflecting the extent of the grounds at this time and the degree of spatial organisation present.



Figure 3.9: Aerial Photograph of Hanging Stone Road, 1929 © Historic England (Ref: EPW026526)



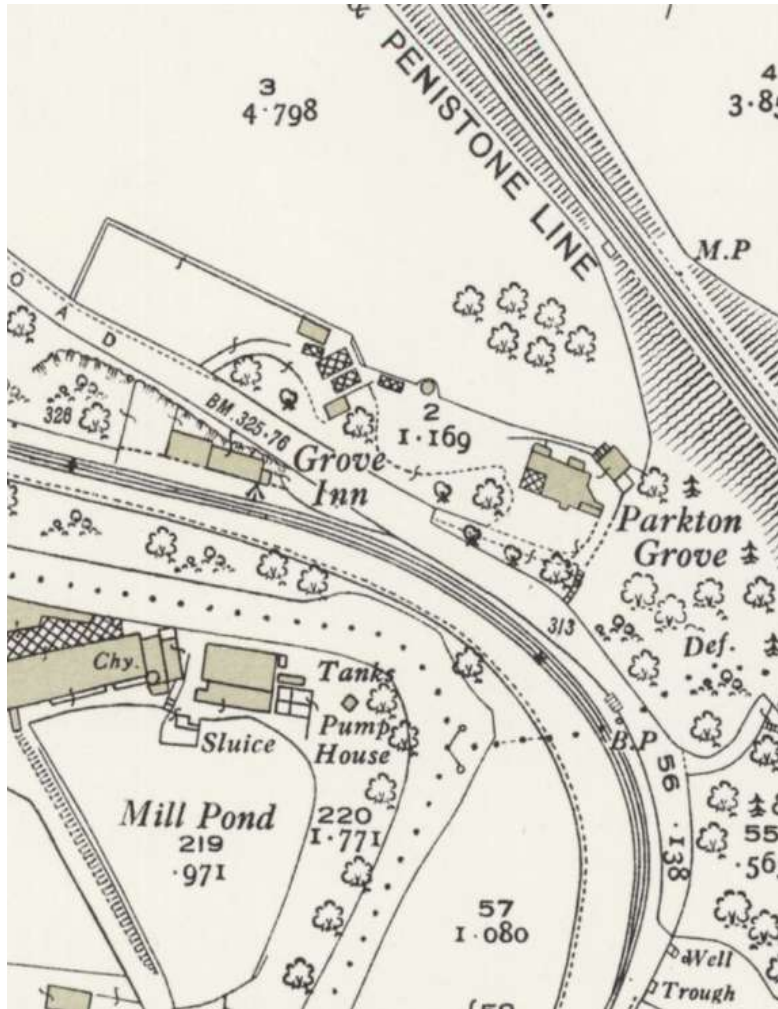


Figure 3.10: Ordnance Survey of Huddersfield surveyed in 1929, published in 1932 © National Library of Scotland

3.13 Ordnance Survey mapping surveyed in 1929 (published 1932) shows that these ancillary buildings remained present on the Application Site at this time, served by a separate access from Hanging Stone Road (Figure 3.10). This arrangement is further confirmed by Ordnance Survey mapping surveyed in 1948 (published 1949), which continues to show multiple outbuildings within the Site (Figure 3.11).

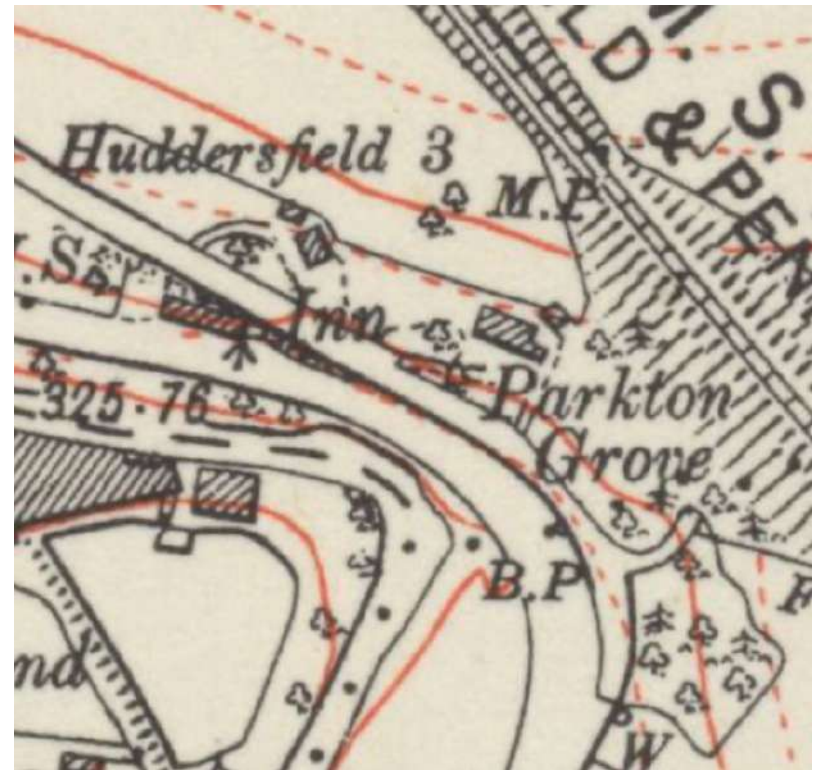


Figure 3.11: Ordnance Survey of Huddersfield surveyed in 1948, published in 1949 © National Library of Scotland



3.14 By the early 1960s, Ordnance Survey mapping surveyed in 1961 (published 1963) confirms a significant reduction in built form within the Application Site (Figure 3.12). The majority of former ancillary buildings shown on earlier mapping have been demolished by this point, with only a single structure remaining. This indicates a clear decline in the intensity and function of estate-related activity on the Site

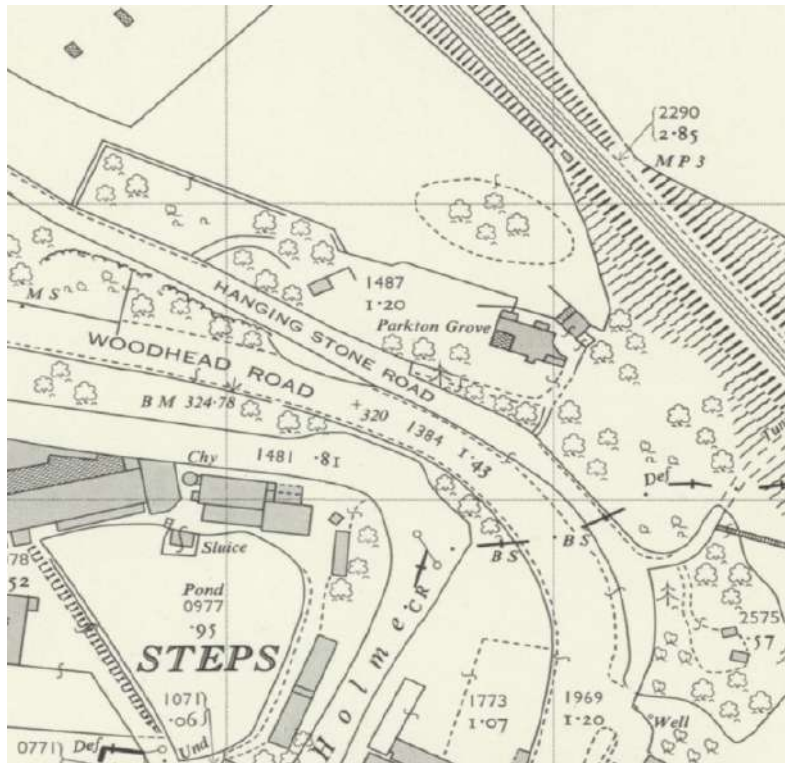


Figure 3.12: Ordnance Survey of Huddersfield surveyed in 1961, published in 1963 © National Library of Scotland

3.15 In the later 20<sup>th</sup> century, the remaining structure was also removed, and the Application Site was further cleared. As found today, the Site is vacant and overgrown in parts, with areas of existing hardstanding and a distinct, independent access from Hanging Stone Road (Figures 3.2, 3.3 and 3.13).



Figure 3.13: The Application Site (December 2025)

In summary, historic mapping, documentary sources and aerial photography demonstrate that the Application Site has undergone a clear and progressive reduction in intensity of use over time. While the Site historically accommodated ancillary and utilitarian buildings associated with Parkton Grove, these structures diminished gradually through the early to mid 20<sup>th</sup> century, with the majority removed by the early 1960s and the remainder cleared later in the 20<sup>th</sup> century. As a result, the Site now reads as residual land, physically and visually separate from the listed building.



## 4. Assessment of Significance

### Significance and Special Interest

4.1 The NPPF (2024) defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*<sup>6</sup>

### Listed Buildings

4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Digital, Culture, Media and Sport<sup>7</sup> and supported by Historic England’s Listing Selection Guides for each building typology<sup>8</sup>.

### Setting

4.3 The NPPF (2024) defines the setting of a heritage asset 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.”*<sup>9</sup>

4.4 Historic England has published best practice guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any potential changes. It confirms

that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

4.5 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified heritage assets the role of the Application Site has also been considered as part of the assessment.

### Assessment

4.6 As set out earlier, the following assessment has been undertaken on the basis of existing published information, proportionate archival research and on-site visual survey in December 2025. It has been produced in accordance with guidance set out in Historic England’s Advice Notes including:

- Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (2015);
- Advice Note 3: The Setting of Heritage Assets (2017); and
- Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).

<sup>6</sup> MHCLG (2024) *National Planning Policy Framework (NPPF) – Annex 2: Glossary*  
<sup>7</sup> DCMS (2018) *Principles of Selection for Listed Buildings*

<sup>8</sup> Historic England (2017) *Domestic 3: Suburban and Country Houses Listing Selection Guide*  
<sup>9</sup> Historic England (2017) *Good Practice Advice Note 3: The Setting of Heritage Assets*



## Parkton Grove (Grade II Listed)



Figure 4.1: Parkton Grove (December 2025)

### Special Architectural or Historic Interest

- 4.7 The significance of Parkton Grove (Figure 4.1) derives principally from its architectural interest as a substantial early 19<sup>th</sup> century house, constructed primarily in ashlar stone with elements of gritstone, and displaying a restrained and well-proportioned classical composition. The building is clearly conceived as a high-status private residence, with a legible hierarchy of elevations and spaces that reflect both its domestic and service functions. The house is capped by a shallow hipped roof with projecting chimneystacks, which contributes to its balanced and composed appearance.



- 4.8 The principal elevation (Figures 4.1 and 4.2), which faces south, is formally composed and most clearly expresses the architectural status of the building. It is defined by its broadly symmetrical arrangement, sash and casement windows set within plain raised surrounds, and the use of classical detailing at the entrance. This includes a single-storey projecting porch with Tuscan pilasters and a full entablature (Figure 4.3). This elevation establishes the public and formal face of the house and is central to an understanding of its architectural significance.



Figure 4.2: South and East Elevations, Parkton Grove (December 2025)



Figure 4.3: Porch to the Principal Elevation of Parkton Grove (December 2025)



Figure 4.4: West Elevation, Parkton Grove (December 2025)

4.9 To the west lies the principal garden elevation (Figures 4.4 and 4.5), which relates to the domestic use of the house. The ashlar frontage continues around from the principal south elevation, reinforcing architectural coherence. This elevation is characterised by a double-storey canted bay with timber sash and casement windows, providing a strong visual focus and articulation. Adjoining this is a modern timber conservatory, which replaces an earlier historic conservatory that existed from at least the late 19<sup>th</sup> century. Above, the first-floor return elevation incorporates a number of blind openings, contributing to the rhythm and balance of the composition.

4.10





Figure 4.5: West Elevation, Parkton Grove (December 2025)

4.11 The northern elevation of Parkton Grove is secondary in character and largely obscured by the raised topography of the land. It is plainer in its treatment, constructed predominantly in gritstone, with simpler openings that reflect its functional and service-related role within the overall hierarchy of the building (Figure 4.5).

4.12 The nearby coach house (Figure 4.6) forms part of the historic service arrangement associated with Parkton Grove and contributes to an understanding of how the house historically functioned. The coach house is a two-storey building constructed in gritstone ashlar, incorporating a cart entrance, doors and windows, oculus openings, and sash windows beneath a shallow hipped roof. Together with associated service areas, it reinforces the interpretation of the site as a self-contained domestic complex, with a clear distinction between principal spaces and ancillary functions.



Figure 4.6: Coach House, Parkton Grove (December 2025)

4.13 In addition to its architectural interest, Parkton Grove possesses historic interest through its association with individuals connected to the local textile industry, including members of the Beaumont family, who were partners in Vickerman and Beaumont of the nearby Steps Mill. These associations reflect broader 19<sup>th</sup> century patterns of industrial wealth and domestic settlement in the Huddersfield area, where prominent industrialists established substantial residences in elevated, semi-rural locations within close proximity to centres of production.



### Contribution made by Setting

- 4.14 Parkton Grove occupies a highly elevated and prominent position (Figure 4.7) on the western side of Hanging Stone Road. This elevated siting is a key component of its setting and reflects the building's historic status as a high-quality private residence associated with nearby industrial activity, the presence of which remains legible within the wider landscape context despite subsequent change.



Figure 4.7: Elevated View of Parkton Grove (December 2025)

- 4.15 While the house historically enjoyed more extensive views across its surroundings, the extent of mature tree cover and woodland now significantly limits wider appreciation of the listed building. As a result, Parkton Grove is no longer prominently perceived within the broader landscape and is instead experienced primarily within a contained and inward-looking setting.



- 4.16 As found today, the listed building is therefore principally appreciated within its immediate setting (Figure 4.8). Mature planting, woodland and boundary treatments create a well-defined and enclosed environment that reinforces a sense of privacy and separation from surrounding development. This enclosure focuses appreciation on the building's architectural form, hierarchy of elevations and domestic character, rather than on long-distance or panoramic views.



Figure 4.8: View of Parkton Grove (December 2025)

- 4.17 The setting of Parkton Grove is internally structured and can be understood as comprising a series of distinct functional and spatial areas. To the east, the setting includes the nearby coach house, associated service areas and a long, linear driveway extending from the south, historically providing formal and functional access to the listed building (Figures 4.9 and 4.10). This area retains a clear service and circulation character and contributes to an understanding of how the house historically operated.



Figures 4.9 & 4.10: Service Area and Drive to Parkton Grove (December 2025)

- 4.18 Further to the east and north-east, woodland and mature tree cover form a strong natural boundary along the edge of the listed building, reinforcing enclosure and visual containment. The wooded areas contribute to the secluded character of the house.



Figure 4.11: Garden View of Parkton Grove (December 2025)

- 4.19 To the west of the house lies the more formal garden area (Figures 4.11 and 4.12), which represents the core domestic setting of Parkton Grove. This area is spatially defined, enclosed and closely associated with the use and appreciation of the listed building. It is within this garden setting that the architectural significance and domestic qualities of the house are most clearly experienced.





Figure 4.12: Garden View of Parkton Grove (December 2025)

4.20 Beyond the western extent of this formal garden area, the character of the land changes markedly. While land to the west historically formed part of the wider holding associated with Parkton Grove, its relationship with the house has diminished over time through the loss of ancillary structures, changes in land use, and the establishment of mature planting and differences in ground level. As a result, this land, including the Application Site, is now physically and visually distinct from the immediate setting that contributes to the significance of the listed building.

## Summary of Significance

4.21 The significance of Parkton Grove derives from a combination of architectural and historic interest, supported by its setting, and can be summarised as follows:

- **Architectural interest** as a substantial early 19<sup>th</sup> century private residence constructed in ashlar stone, displaying a restrained and well-proportioned classical composition. This interest is expressed through the building's overall massing and proportions, shallow hipped roof form, quality of materials, and the clear hierarchy of elevations and spaces which reflect its original domestic and service functions.
- **Historic interest** through its association with individuals connected to the local textile industry, notably members of the Beaumont family of the nearby Steps Mill. These associations illustrate broader 19<sup>th</sup> century patterns of industrial wealth, social status and domestic settlement in the Huddersfield area, where prominent industrialists established substantial residences in elevated, semi-rural locations close to centres of production.
- **Setting**, which contributes to the appreciation of the building's significance through its elevated siting, enclosed and well-defined domestic context, historic access and service arrangements, and the presence of mature planting. Collectively, these elements reinforce the character of Parkton Grove as a private residence designed to be experienced primarily from within its immediate surroundings, rather than through long-distance or panoramic views.



## Contribution made by the Application Site to the Significance of Parkton Grove

- 4.22 As set out in Section 3, the Application Site lies beyond the western boundary of the formal garden associated with Parkton Grove. While the Site historically accommodated ancillary and utilitarian buildings connected with the wider holding of the property, this relationship was functional in nature and did not form part of the principal domestic, architectural or designed setting of the listed building (Figure 4.13).



Figure 4.13: The Application Site (December 2025)

- 4.23 Over time, this historic relationship has progressively diminished. Ancillary structures were gradually removed through the early to mid 20<sup>th</sup> century, after which the Application Site was cleared and came to function as a separate parcel of land with its own independent access from Hanging

Stone Road. As a result of these changes, the former functional association between the Application Site and Parkton Grove is no longer readily legible or appreciable (Figures 4.13 to 4.15).



Figure 4.14: View towards Parkton Grove from the Application Site (December 2025)

- 4.24 In visual terms, the Application Site is read as distinct from the principal setting of Parkton Grove. There is limited and filtered intervisibility between the Site and the listed building through mature tree cover and vegetation (Figure 4.15); however, these views are incidental and do not contribute meaningfully to the appreciation of the building's significance. The Site does not form part of key views towards or from Parkton Grove, nor does it influence how the listed building's architectural form, hierarchy of elevations or historic role is experienced or understood.





Figure 4.15: View towards Parkton Grove from the Application Site (December 2025)

- 4.25 The Application Site is therefore best understood as lying within the wider setting of Parkton Grove in a broad spatial sense only. It does not contribute to those elements of setting that positively underpin the building's significance, which are focused on its architectural interest, immediate domestic context, historic access arrangements and enclosed, wooded character. The Site's historic functional relationship with Parkton Grove has diminished to the point that it no longer plays a meaningful role in the appreciation of the listed building.



## 5. Impact Assessment

### Summary of Legislation and National Planning Policy

- 5.1 Under The Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Council, in determining the full planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess (s.66). The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 5.2 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.3 Paragraph 212 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 5.4 Paragraph 219 of the NPPF requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 5.5 Further details of the heritage legislation, national and local planning policy and guidance for consideration of the Proposed Development is set out in **Appendix I**.

### Pre-Application Discussions

- 5.6 The Proposed Development has been informed by pre-application discussions with Kirklees Council. As part of this process, the Council considered the principle of development on the Application Site, including the potential effect on visual amenity and the setting of the Grade II listed Parkton Grove.
- 5.7 In its pre-application response (Ref: 2025/20416) from August 2025, the Council concluded that the Proposed Development was unlikely to result in harm to the setting of the listed building. In particular, the Council noted that:
- "The Council's Conservation and Design Team have been consulted during the pre-application process due to the proposed development's proximity to the Grade II Listed Building at Parkton Grove. Although the site is not within a Conservation Area, it lies close to the heritage asset. Officers noted that the dense screening provided by the protected trees (TPOs) would help to visually shield the development from the Listed Building. The proposed scale, design, and materials of the dwelling were considered acceptable, should planning permission be sought as submitted. While the dwelling's footprint is relatively large, its height is reasonable in the context of the Listed Building. Consequently, Officers raised no concerns and concluded that the development is unlikely to harm the setting of the Listed Building."*
- 5.8 The assessment set out below builds upon this initial advice by providing a detailed and proportionate analysis of the significance of Parkton Grove, the contribution made by its setting, and the potential effects of the Proposed Development.



## The Proposed Development

- 5.9 The Proposed Development comprises the erection of a single self-build dwelling with associated access, landscaping and ancillary works on land to the west of Parkton Grove.
- 5.10 Further information on the design, layout and appearance of the Proposed Development is provided within the accompanying Design and Access Statement and the architectural drawings prepared by Studio G Architectural.

## Impact Assessment

- 5.11 This impact assessment employs national advice provided by Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.

### Parkton Grove (Grade II Listed)

- 5.12 As set out in Sections 3 and 4 of this statement, the significance of Parkton Grove derives principally from its architectural interest as a high-status 19<sup>th</sup> century private residence and its historic associations with the local textile industry. Its setting contributes to this significance primarily through its elevated siting, mature planting, enclosed and well-defined domestic context, and historic access and service arrangements. The Application Site lies beyond the western boundary of the formal garden associated with Parkton Grove and forms part of the wider context of the listed building, rather than its core or immediate setting.

- 5.13 The Proposed Development would be located on land that historically accommodated ancillary and utilitarian buildings associated with the wider landholding of Parkton Grove, but which has undergone a long-term reduction in intensity of use. As demonstrated through historic mapping and aerial photography, ancillary structures were progressively removed through the 20<sup>th</sup> century, and the Application Site was subsequently cleared. It now exists as a distinct parcel of residual land, characterised by areas of hardstanding, informal vegetation and a separate access from Hanging Stone Road. As a result of this evolution, the historic functional relationship between the Application Site and Parkton Grove has been substantially eroded and is no longer readily legible or appreciable.

- 5.14 The Proposed Development comprises a single self-build dwelling of two storeys, designed with pitched gables, a low-profile form and carefully articulated massing that responds to both the scale of Parkton Grove and the Application Site's wooded, semi-rural character. While the footprint of the proposed dwelling is larger than the former outbuildings historically present on the site, its height is modest and remains visually subservient to the listed building. The dwelling is deliberately sited away from the formal garden boundary and set within the centre of the Application Site so as to reduce any potential visual presence when viewed from Parkton Grove and from surrounding viewpoints.

- 5.15 The architectural approach is contemporary but intentionally restrained, drawing upon traditional estate and rural building forms without resorting to pastiche. The design breaks the overall mass into clearly legible elements, reducing perceived bulk and allowing the building to sit comfortably within the sloping and wooded landscape. This articulation ensures that the new dwelling does not read as a dominant or intrusive feature within the wider setting of the listed building.



- 5.16 The proposed materials palette further reinforces this approach. The use of natural stone, timber cladding and glazing reflects materials commonly found within the local vernacular and the wider estate context, while avoiding direct imitation of the ashlar construction of Parkton Grove. This ensures that the new dwelling is clearly read as a building of its time, while remaining visually recessive and complementary in tone and texture. Roof materials and detailing are similarly subdued, contributing to an understated appearance within the landscape.
- 5.17 Landscape proposals form an integral part of the design response. Existing mature trees and woodland between the Application Site and Parkton Grove would be retained wherever possible, preserving the established sense of enclosure and visual separation. Additional planting would reinforce this structure, ensuring that views between the Site and the listed building remain filtered and incidental. As a result, the Proposed Development would be experienced within a contained, wooded setting and would not intrude into views that contribute to the appreciation of Parkton Grove's architectural form, hierarchy of elevations or historic role.
- 5.18 The location of the existing access from Hanging Stone Road would be retained, maintaining the established pattern of independent access to the Application Site. The existing retaining walls are proposed to be relocated slightly to improve visibility splays and highway safety. These works would be confined entirely within the Application Site and relate to later, utilitarian boundary structures of variable condition. They would not affect the significance of Parkton Grove.
- 5.19 Overall, the Proposed Development would not alter the defined domestic garden, service areas or historic access arrangements associated with Parkton Grove, nor would it undermine the sense of enclosure, separation and seclusion that characterises its setting. The proposal would preserve those elements of setting that contribute to the listed building's significance

and would result in no harm to its special architectural or historic interest. This conclusion is consistent with the position reached by Kirklees Council during pre-application discussions.

### Statutory Duty and National Planning Policy

- 5.20 In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Council is required to have special regard to the desirability of preserving listed buildings and their settings. As demonstrated by this assessment, the Proposed Development would preserve the special architectural and historic interest of Parkton Grove and would result in no harm to its significance or setting.
- 5.21 The Proposed Development is therefore consistent with the objectives of paragraphs 209, 210 and 219 of the National Planning Policy Framework (2024), which seek to conserve heritage assets in a manner appropriate to their significance while supporting well-designed new development within their settings.

### Local Planning Policy and Guidance

- 5.22 At a local level, the Proposed Development has been assessed against the relevant heritage policies of the Kirklees Local Plan, including Policy LP35 (Heritage Assets), which requires development proposals to preserve or enhance the significance of heritage assets and their settings.
- 5.23 For the reasons set out above, the Proposed Development accords with Policy LP35 and would not result in harm to the significance or setting of the Grade II listed Parkton Grove.



## 6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Adapt Heritage in connection with a full planning application for the erection of a single self-build dwelling with associated access, landscaping and ancillary works (the 'Proposed Development') on land to the west of Parkton Grove, Hanging Stone Road, Huddersfield (the 'Application Site').
- 6.2 The Application Site does not contain any designated heritage assets. However, it lies within the wider setting of the Grade II listed Parkton Grove, and the heritage considerations associated with the Proposed Development are therefore driven by its potential effect on the significance and setting of this designated heritage asset.
- 6.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Council, in determining the planning application, has a statutory duty to have special regard to the desirability of preserving listed buildings, their settings, or any features of special architectural or historic interest they may possess (Section 66). The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 6.4 This assessment has demonstrated that the significance of Parkton Grove derives principally from its architectural interest as a high-status 19<sup>th</sup> century private residence and its historic associations with the local textile industry. Its setting contributes to this significance primarily through its elevated siting, enclosed and well-defined domestic context, mature planting, and historic access and service arrangements.
- 6.5 The Application Site lies beyond the western boundary of the formal garden associated with Parkton Grove and forms part of its wider setting only in a broad spatial sense. While the Site historically accommodated ancillary and utilitarian buildings associated with the wider holding of Parkton Grove, this relationship has progressively diminished over time and is no longer readily legible or appreciable on the ground. In its current form, the Site is cleared, contains areas of hardstanding, and functions as an independent parcel of land with a separate access from Hanging Stone Road.
- 6.6 The Proposed Development has been designed to respond sensitively to this context. It would not alter the defined domestic garden, historic access routes or service areas associated with Parkton Grove, nor would it undermine the sense of enclosure, separation and seclusion that characterises its setting. Any intervisibility between the Application Site and the listed building would remain limited, partial and filtered by existing mature tree cover, and the development would not intrude into key views or affect the way in which the architectural or historic interest of Parkton Grove is experienced or appreciated.
- 6.7 On this basis, the Proposed Development would preserve the significance and setting of the Grade II listed Parkton Grove and would result in no harm to the designated heritage asset. This conclusion is consistent with the position reached by Kirklees Council during pre-application discussions, where Officers raised no concerns and concluded that the development is unlikely to harm the setting of the listed building.
- 6.8 The Proposed Development therefore satisfies the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with the objectives of Paragraphs 210, 212 and 219 of the National Planning Policy Framework (2024), as well as the relevant heritage policies of the Kirklees Local Plan.



## Appendix I: Heritage Legislation, Planning Policy and Guidance



# Heritage Legislation, Planning Policy and Guidance

Below is an overview of the relevant heritage legislation, national and local planning policy and supplementary planning documents and guidance.

## Legislation

### The Planning (Listed Buildings and Conservation Areas) Act 1990

Under The Planning (Listed Buildings and Conservation Areas) Act 1990, Kirklees Council, in determining the full planning application, has a statutory duty to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess (s.66). The meaning of 'preservation', as informed by case law, is taken to be the avoidance of harm.

## National Planning Policy

### The National Planning Policy Framework (2024)

The National Planning Policy Framework requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings and conservation areas. Conservation is defined by the NPPF as *"the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance."*

Paragraph 210 of the NPPF elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification.

Paragraph 214 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *"the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use"*

Paragraph 215 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 219 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.



## Local Planning Policy

### Kirklees Local Plan (2019)

The Kirklees Local Plan, adopted in 2019, provides the relevant local planning policy context for the Proposed Development. Of particular relevance is Policy LP35: Heritage Assets, which states:

*“Development proposals affecting heritage assets, including designated and non-designated heritage assets, and their settings, will be required to:*

- a. Preserve or enhance the significance of the heritage asset and its setting, having regard to its special architectural, artistic or historic interest;*
- b. Be informed by an understanding of the significance of the heritage asset, including the contribution made by its setting;*
- c. Ensure that any change to the heritage asset or its setting is justified and proportionate to the significance of the asset; and*
- d. Where development would result in harm to the significance of a heritage asset, demonstrate that the harm is clearly and convincingly justified in accordance with national planning policy.*

*Proposals that would lead to harm to the significance of a heritage asset or its setting will only be permitted where this harm is outweighed by public benefits, in accordance with national planning policy.”*

## Guidance

### National Planning Policy Guidance, 2019

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

### Historic England Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This note is not a statement of Government policy but supports the implementation of national government policy. It provides advice on assessing the significance of heritage assets and the impact of proposals on that significance.

### Historic England Advice Note 3: The Setting of Heritage Assets (2017)

Historic England has revised its guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

The guidance makes it clear that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance.



### Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

The guidance covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. The advice note explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).





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