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COLLECTIVE ____

Staincliffe Hall, Staincliffe Hall Road,
WF17 7QU
Design & Access Statement

Design and Access Statement

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Key Policy References Include:

- + National Planning Policy Framework
- + National Design Guide (MHCLG, 2019)

Kirklees Local Plan Policies:

- + PLP24 - Design
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- + PLP2 - Place Shaping
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01. Introduction

1.1 Purpose of the Statement

Staincliffe Hall is a Grade II listed (Listing No.1313681) historic residence of architectural and historic significance, dating from the early eighteenth century and forming a prominent landmark within its landscaped grounds in Batley. The long-term conservation of historic buildings such as Staincliffe Hall relies on their ability to adapt sensitively to contemporary patterns of living while preserving the architectural elements that contribute to their significance.

This Design and Access Statement has been prepared in support of an application for Planning Permission and Listed Building Consent for a carefully considered extension to the property. The proposal introduces a low-profile contemporary pavilion within the garden setting of the hall, designed to remain architecturally subordinate to the historic building while enabling the property to function as a modern family home.

The report explains the design rationale for the proposal and demonstrates how the development responds to the architectural significance of the listed building, the character of its setting and the requirements of national and local planning policy.

The proposal seeks to deliver a contemporary pavilion extension which preserves the architectural significance of Staincliffe Hall while enabling the building to adapt to modern family living requirements.

Following positive pre-application discussions with Kirklees Council, the proposal has been substantially refined in response to comments from the Conservation & Design Team. The revised scheme significantly reduces the footprint and projection of the pavilion extension in order to reinforce its subordinate relationship with the Grade II listed building whilst retaining the core design principles established during the design process.

02. Site Context

2.1 Site Location

The application site relates to the residential curtilage of Staincliffe Hall, a Grade II listed dwelling located in Batley.

The property sits within extensive landscaped grounds which contribute to the setting of the listed building.

The surrounding area is characterised by:

- + Detached residential properties
- + Mature landscaping
- + Historic stone architecture.

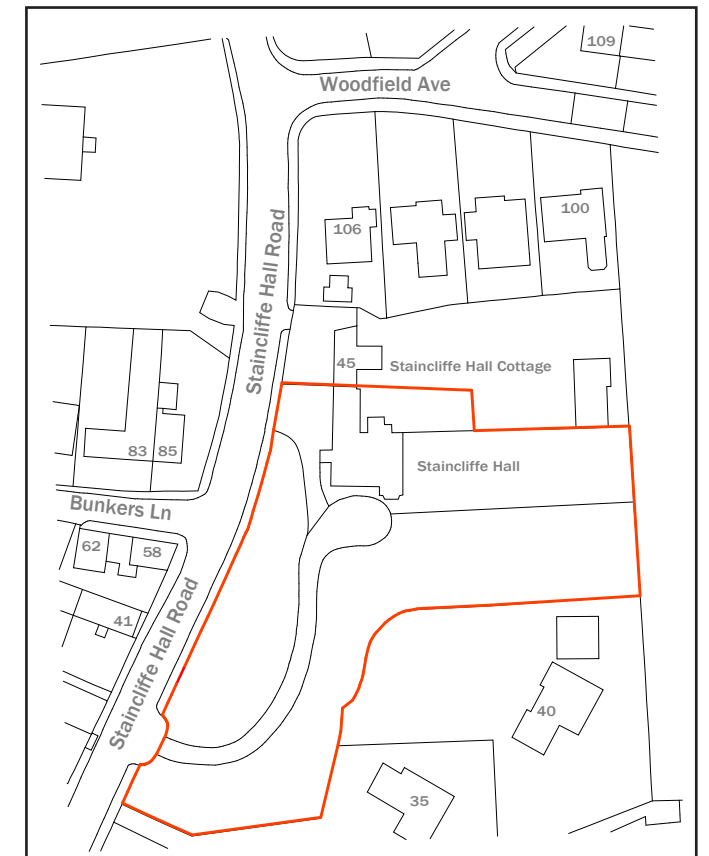


Image 02 - Site Location Plan

02. Site Context



Image 03 - Historic England Photograph of Principle Elevation



Image 04 - Existing Site Plan

2.2 Site Description

Staincliffe Hall is a historic stone-built dwelling dated 1709 with C.19 additions. typical of high-status residential architecture within West Yorkshire, Historic England Listing Entry Number : 1313681

Key characteristics include:

- + Natural stone masonry
 - Deeply Coursed
 - Dressed Stone & Quoins
- + Stone Slate roof
 - with gable copings
 - with finials on square kneelers
- + Vertically proportioned sash windows
- + Strong architectural symmetry.

The garden areas provide an opportunity for carefully considered intervention without impacting the principal architectural features of the hall.

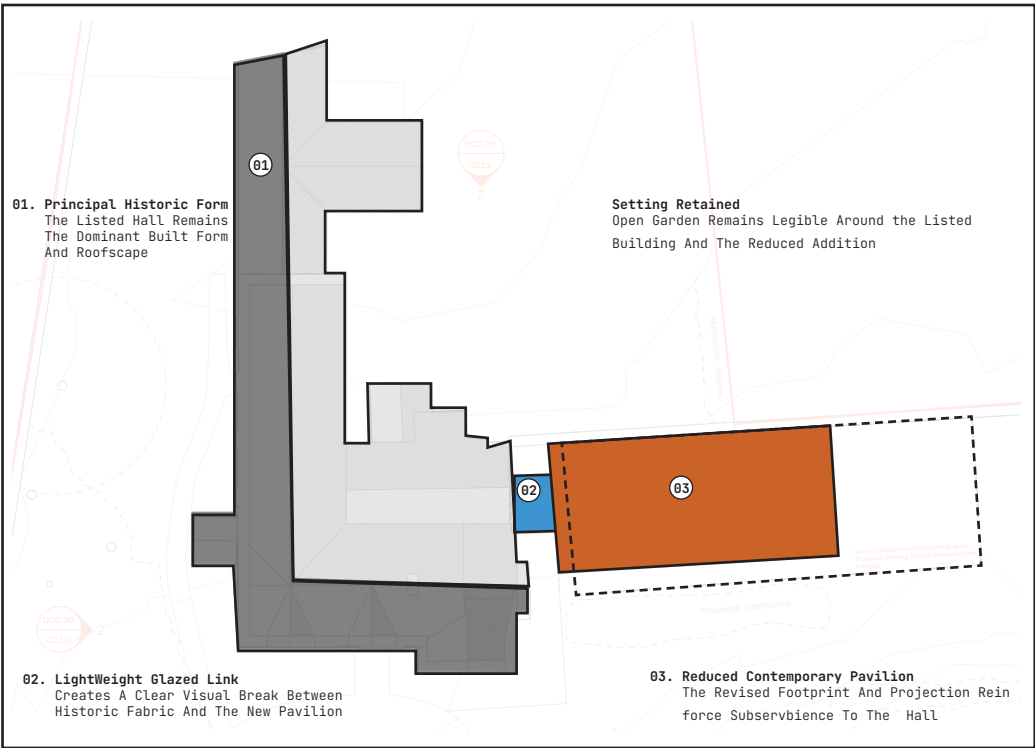


Image 05 - Heritage Significance & Area of Intervention

- Legend**
- Principal Listed Form
 - Secondary Existing Fabric
 - Glazed Link
 - Proposed Pavilion
 - Pre-App Proposal

03. Planning Policy Context

3.1 National Planning Policy Framework (2024)

The National Planning Policy Framework (December 2024) promotes high-quality, contextually responsive design and requires that great weight is given to the conservation of designated heritage assets. It also recognises that sensitive change can play an important role in securing the long-term viable use of historic buildings.

Paragraph 135 states that planning decisions should ensure that developments:

- + Function well and add to the overall quality of the area
- + Are visually attractive as a result of good architecture
- + Are sympathetic to local character and history.

These principles support development that responds positively to its context while delivering high-quality design.

In relation to heritage assets, the framework places great weight on their conservation.

Paragraph 205 states that:

Great weight should be given to the conservation of heritage assets, irrespective of the level of harm.

The framework also recognises that historic buildings may need to adapt in order to remain viable.

Paragraph 206 notes that where proposals result in less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

The Framework also recognises that historic buildings may require carefully considered adaptation to remain in viable long-term use. The proposed extension has therefore been designed to provide additional family accommodation in a manner that preserves the significance of the listed building whilst supporting its continued residential occupation.

3.2 National Design Guide

The National Design Guide (MHCLG, 2019) provides guidance on achieving high-quality design in the built environment.

The guide promotes development that:

- + Responds positively to its context
- + Creates well-designed buildings
- + Supports inclusive and adaptable living environments.

The proposal has been informed by the National Design Guide principles relating to Context, Identity and Built Form. Following pre-application consultation, the pavilion has been substantially reduced in footprint and projection, reinforcing its subordinate relationship with the listed building while maintaining the original contemporary design concept.

Good design should also support **social inclusion and adaptability**, allowing buildings to evolve over time.

03. Planning Policy Context

3.3 Kirklees Local Plan

The Kirklees Local Plan provides the local planning framework for development within the borough.

Relevant policies include:

PLP24 – Design

This policy requires development proposals to demonstrate high-quality design that responds positively to the character of the surrounding area.

The proposed pavilion extension adopts a restrained architectural approach which preserves the visual prominence of the historic hall while introducing a carefully considered contemporary intervention.

PLP35 – Historic Environment

This policy seeks to ensure that development affecting heritage assets:

- + Preserves or enhances their significance
- + Respects the setting of listed buildings.

Following pre-application consultation, the pavilion has been significantly reduced in footprint and projection to reinforce its visually subordinate relationship with the listed Hall and to minimise its effect on the building's significance and setting.

PLP2 – Place Shaping

Policy PLP2 promotes development that contributes positively to the character and quality of places.

The proposed extension enhances the relationship between the historic building and its landscape setting while supporting the continued residential use of the property.

3.4 Application of Planning Policy to the Site

The proposal has evolved through a process of site analysis, heritage assessment and pre-application consultation with Kirklees Council. While the principle of a contemporary pavilion extension was supported, comments from the Conservation & Design Team identified the overall scale and projection of the original proposal as requiring further refinement. In response, the pavilion has been substantially reduced in footprint and overall projection whilst retaining the contemporary architectural approach and lightweight glazed connection.

The revised proposal remains located on a secondary garden elevation, preserving the principal façade, roofscape and architectural hierarchy of the Grade II listed Hall. The reduction in scale reinforces the visual dominance of the historic building and limits intervention within the most sensitive parts of the heritage asset.

The proposal therefore accords with the objectives of the National Planning Policy Framework, the National Design Guide and Kirklees Local Plan Policies LP24, LP35 and LP2 by delivering a high-quality contemporary addition that preserves the significance and setting of the listed building whilst supporting its continued long-term residential use.

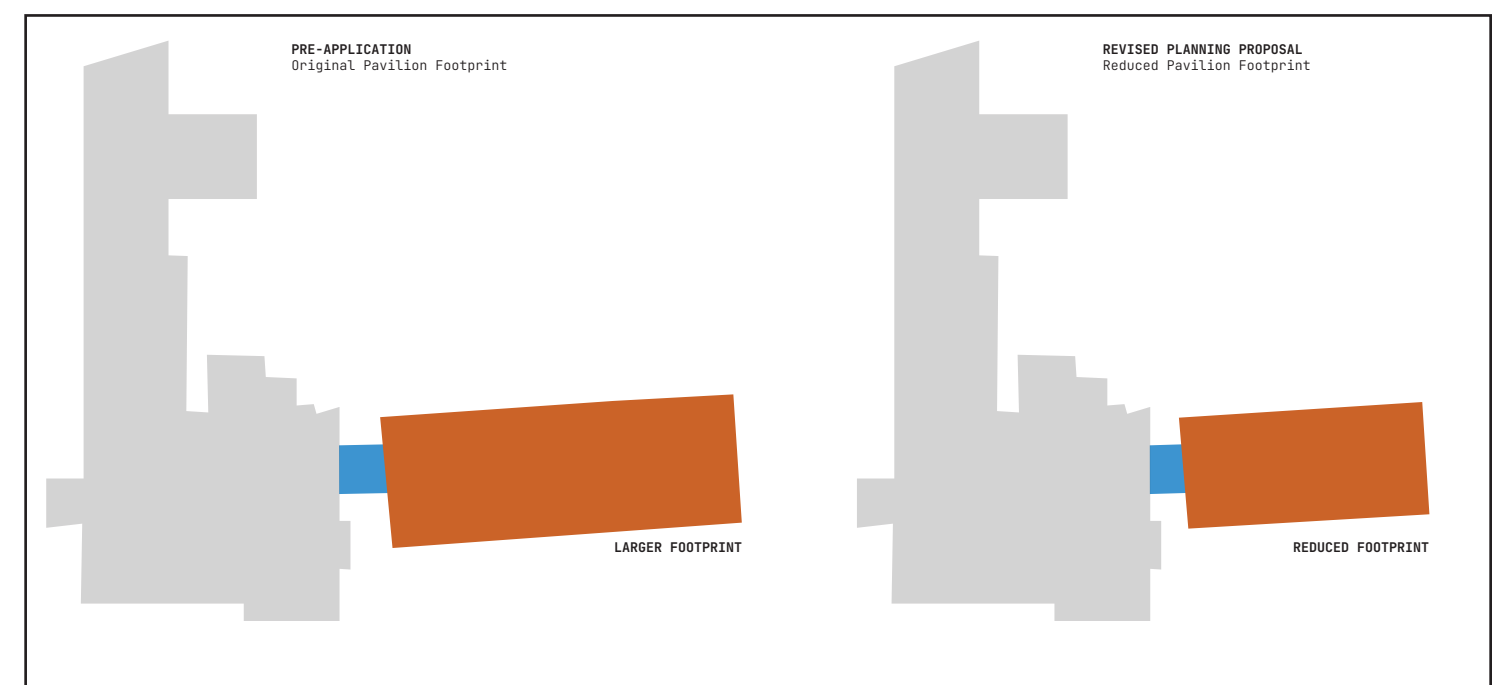


Image 06 – Design Evolution Following Pre-Application

04. Design Response & Principles

The design of the proposed extension is guided by four key principles:

1. Preserve Architectural History

The Grade II listed Hall remains the principal architectural element within the site. The extension has been designed as a clearly subordinate pavilion, ensuring the historic building continues to dominate in terms of scale, massing and visual presence.

2. Respond to Heritage Significance

The extension is positioned on a secondary garden elevation where previous alterations have already occurred, avoiding intervention to the principal elevations and preserving the significance of the listed building.

3. Contemporary but Respectful Design

The proposal adopts a contemporary architectural language that is clearly distinguishable from the historic fabric. A lightweight glazed link separates the old and new, maintaining the legibility of the original building while allowing the extension to read as an honest addition of its time.

4. Respond to Pre-Application Advice

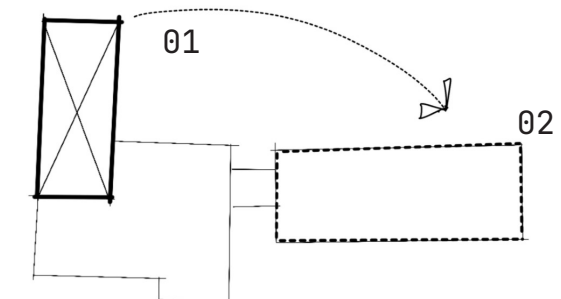
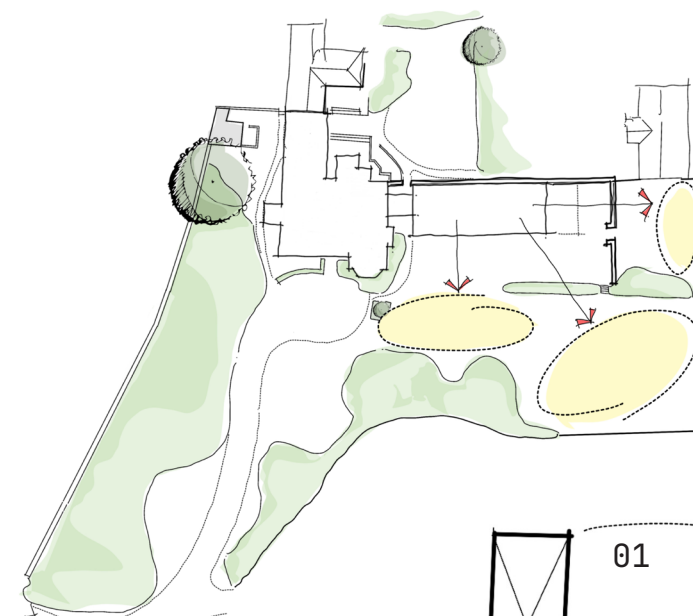
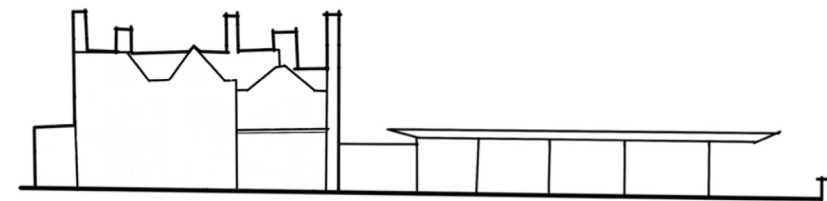
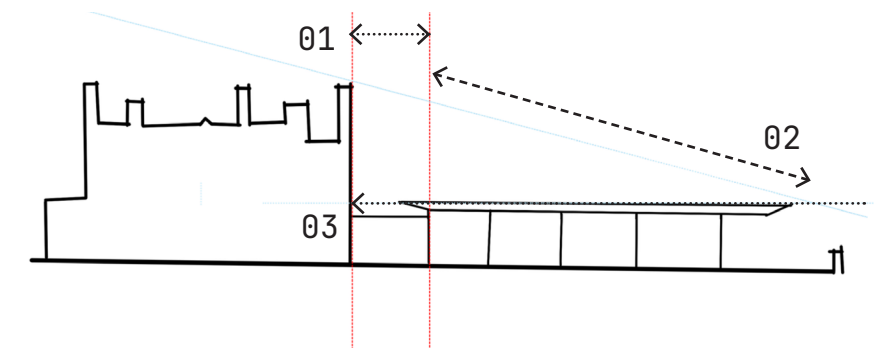
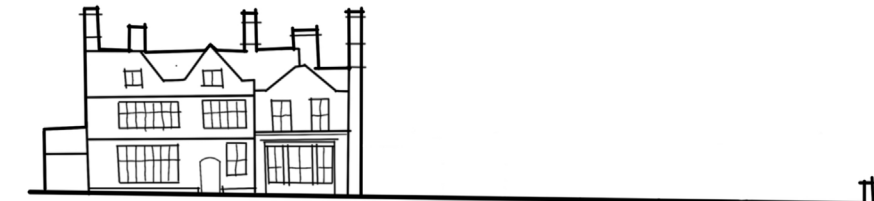
Following pre-application consultation with Kirklees Council, the pavilion has been substantially reduced in footprint and projection. These changes reinforce the subordinate relationship with the Hall while retaining the contemporary design approach that was supported in principle.

5. Preserve the Garden Setting

The revised footprint retains generous open space around the Hall, limiting the extent of built form within the landscaped setting and maintaining the spacious character of the site.

6. Support Long-Term Viable Use

The additional accommodation enables the Hall to continue functioning as a family home without compromising its historic significance, supporting the long-term conservation of the heritage asset through appropriate adaptation.



05. Design Evolution Following Pre-Application Consultation

Stage 1 - Design Brief

The project brief sought to provide additional family accommodation to support the continued long-term residential use of Staincliffe Hall. From the outset, the design objective was to create a contemporary pavilion that remained clearly subordinate to the Grade II listed building through its scale, siting and architectural expression.

Stage 3 - Pre-Application Feedback

Kirklees Council Pre-Application Response

Officer Comment	Design Response
Contemporary pavilion acceptable in principle Pavilion considered too large Projection into the garden excessive Greater architectural hierarchy required Reduce visual impact Remove stairs from terrace and grade landscape	Architectural approach retained Footprint reduced Projection reduced Pavilion made more subordinate Garden retained and massing simplified Stairs removed and graded accordingly

Stage 4 - Revised Proposal

Following the pre-application consultation, the proposal was substantially revised. The pavilion footprint and projection were reduced to reinforce the architectural hierarchy of the site and minimise the impact upon the significance and setting of the Grade II listed Hall. The contemporary architectural language and lightweight glazed connection were retained, reflecting the Conservation Officer’s support for the design approach in principle.

Design Evolution Summary

The current proposal represents the outcome of an iterative design process informed by detailed site analysis, heritage assessment and constructive pre-application consultation with Kirklees Council. While the principle of a contemporary pavilion extension was supported, the scheme has been substantially refined to reduce its scale and visual impact. The revised proposal strengthens the architectural hierarchy of the site, preserves the significance of the Grade II listed Hall and delivers the additional accommodation required to support its continued long-term residential use.

Stage 2 - Original Concept

A contemporary pavilion was proposed on the secondary garden elevation, connected to the Hall by a lightweight glazed link. The design sought to provide functional accommodation whilst remaining visually distinct from the historic building.



Image 07 - Original Pre-Application Proposal



Image 08 - Comparison Diagram

05. Design Evolution & Options

Summary of Design Evolution

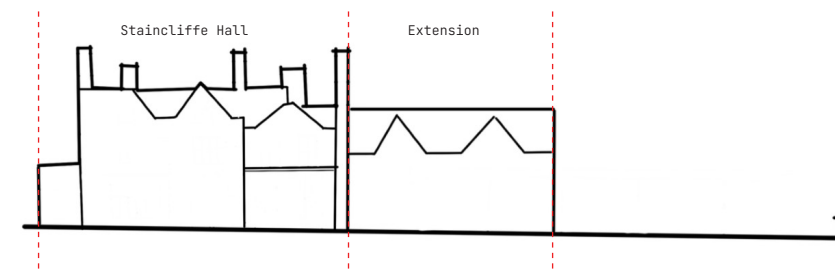
The contemporary pavilion approach was retained throughout the design process as this was supported in principle during pre-application discussions. Subsequent design development focused on reducing the pavilion's footprint, projection and visual prominence to reinforce the architectural hierarchy of the Grade II listed Hall

The final proposal therefore represents a carefully considered solution that:

- + Preserves the architectural hierarchy of the Grade II listed Hall
- + Avoids unnecessary alteration to the historic building fabric
- + Provides functional accommodation that supports the long-term use of the property.

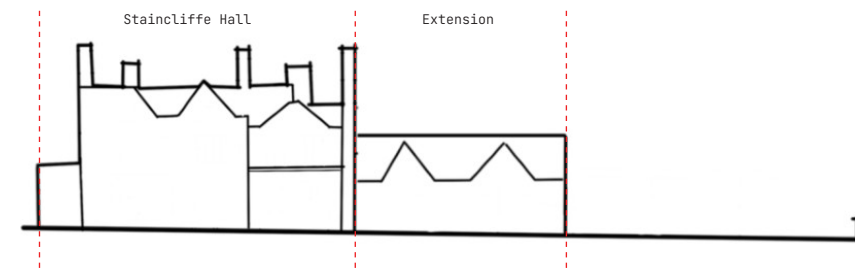
Option A - Original Pre-Application Proposal

Historic Hall + large masonry extension (competing mass)



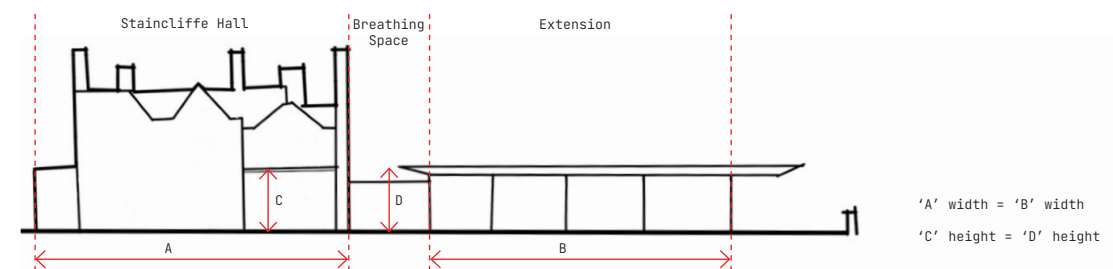
Option B - Domestic Form

Historic Hall + pitched roof extension (secondary house)



Option C - Pavilion Extension (Preferred)

Historic Hall + low landscape pavilion (subservient structure)



"Design evolution demonstrating optimum intervention."

06. Amount of Development

The proposal introduces a single-storey pavilion extension positioned on the garden elevation of the property.

The extension provides:

- + Additional living accommodation
- + Improved connection to the garden
- + Flexible family space

The amount of development has been carefully limited to ensure the historic hall remains the dominant structure within the site i.e. the width of the existing principle elevation is broadly comparable in width to the proposed pavilion, reinforcing the architectural hierarchy of the site.

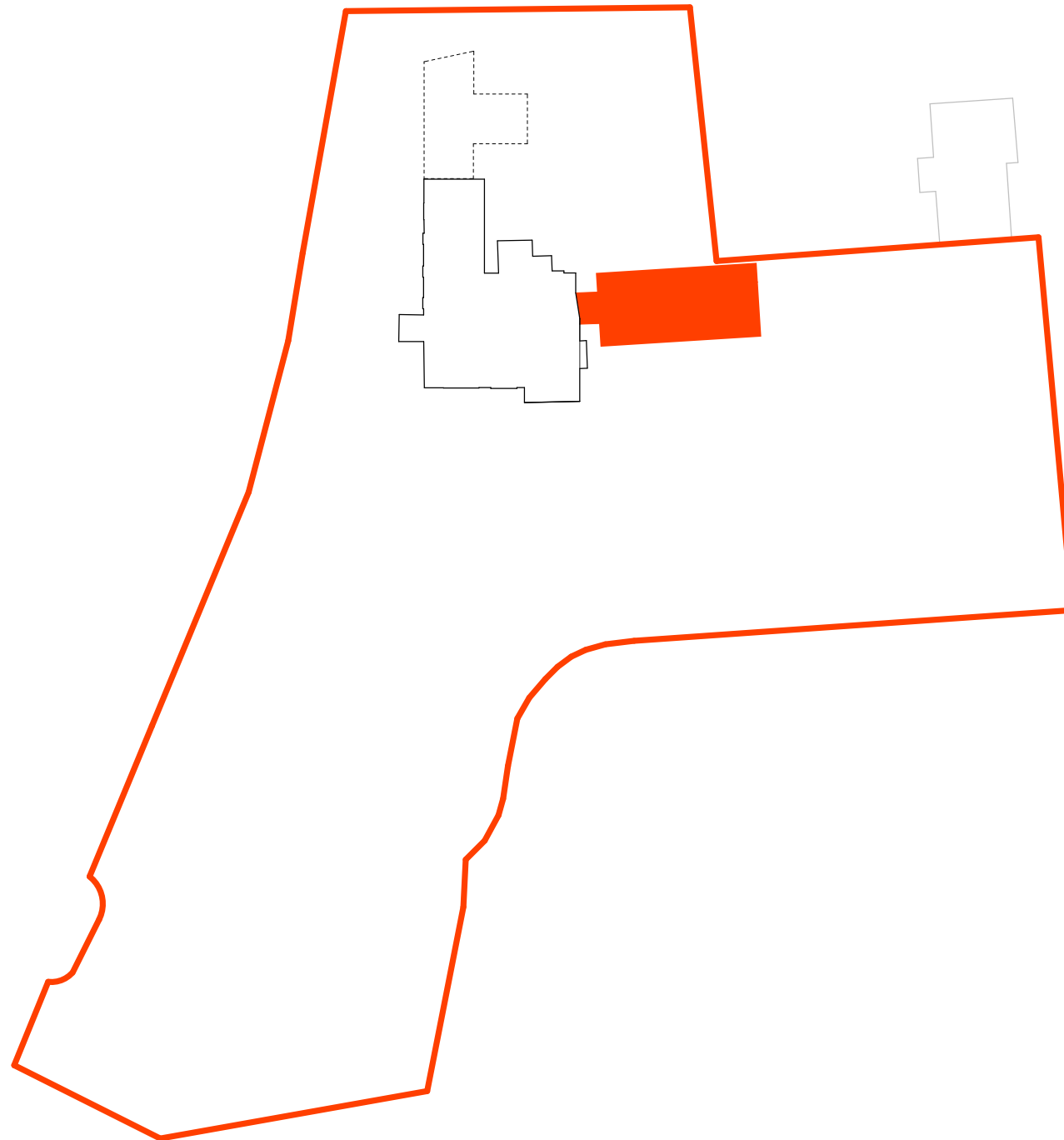


Image 05 - Site Diagram Depicting Site Boundary & Existing Buildings alongside the proposed extension

07. Layout

The layout has been developed to:

- + Improve internal circulation
- + Enhance connections between rooms
- + Strengthen the relationship between interior spaces and the garden.

The extension connects to the existing building via a lightweight glazed onnection, ensuring the historic wall remains legible.

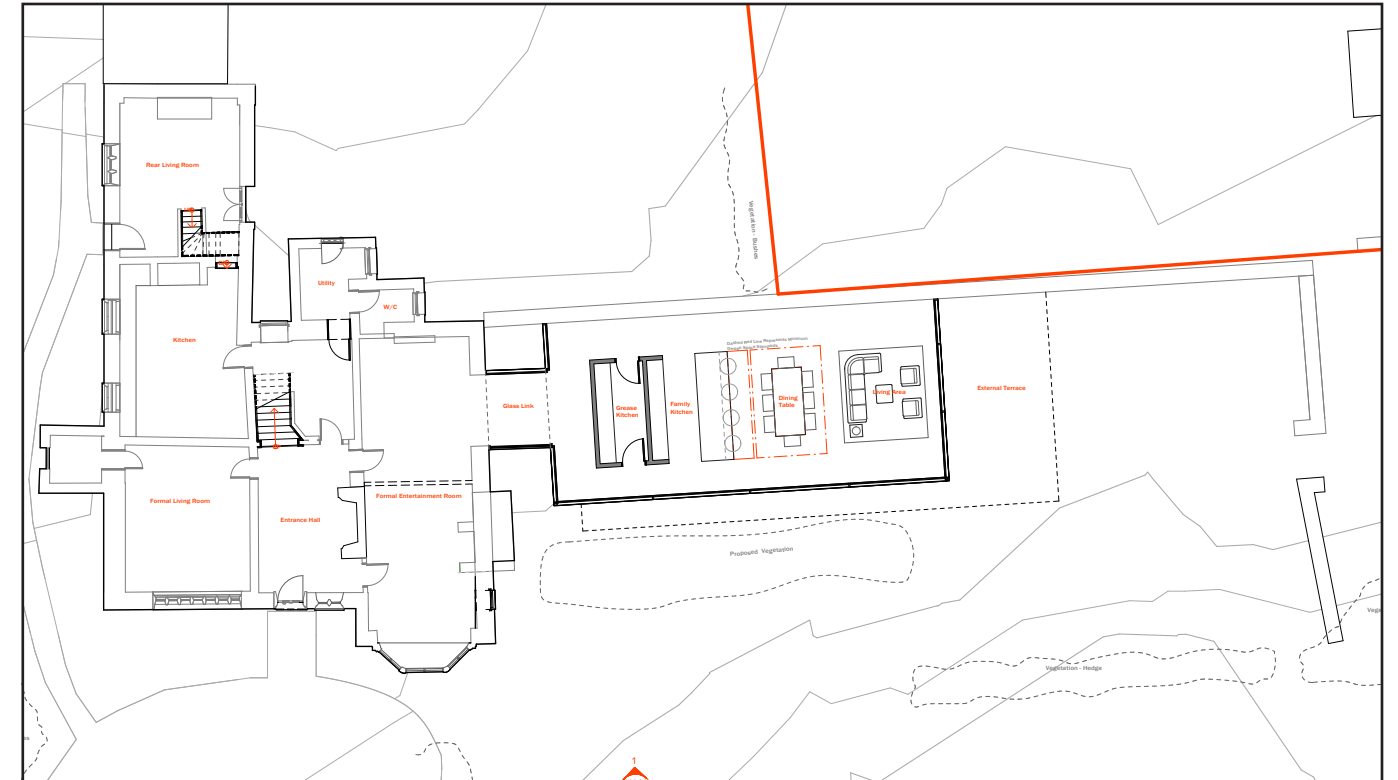


Image 06 - Proposed Ground Floor Plan

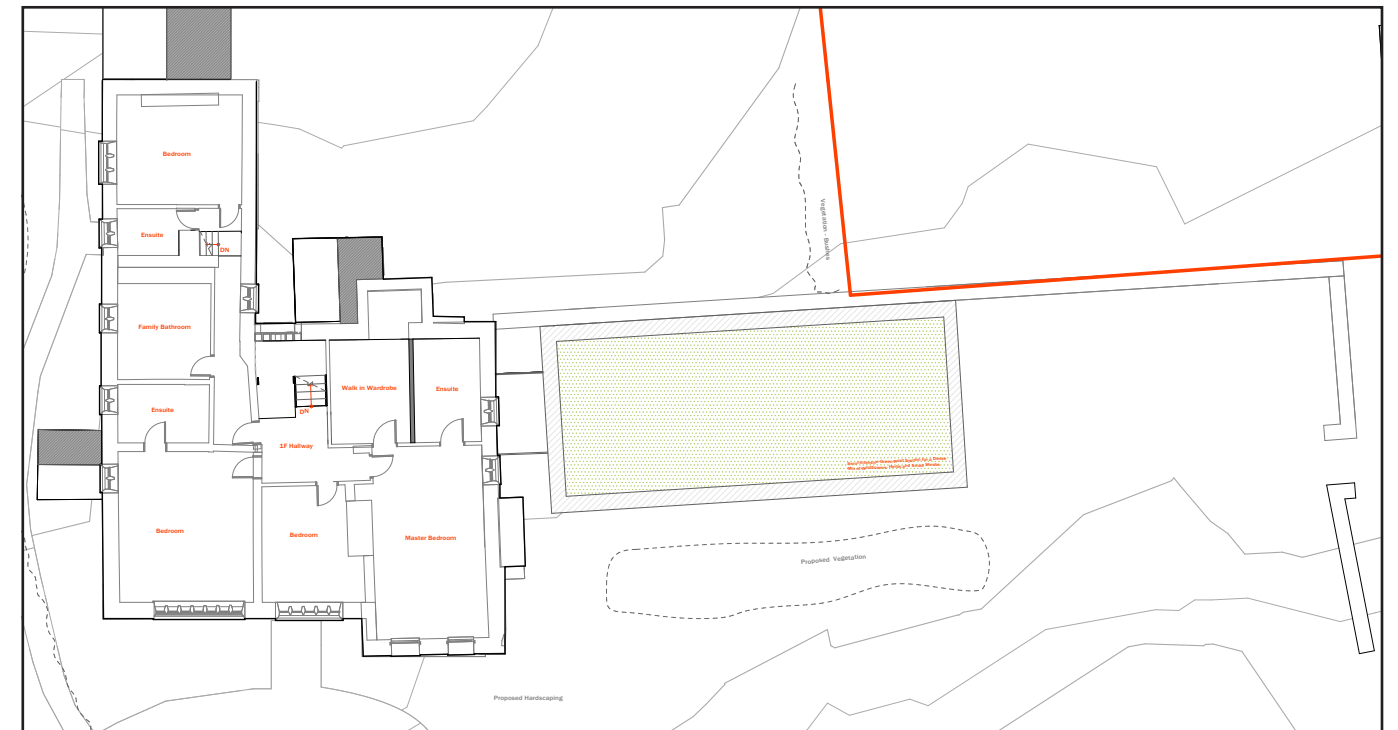


Image 07 - Proposed 1st Floor Plan

08. Scale

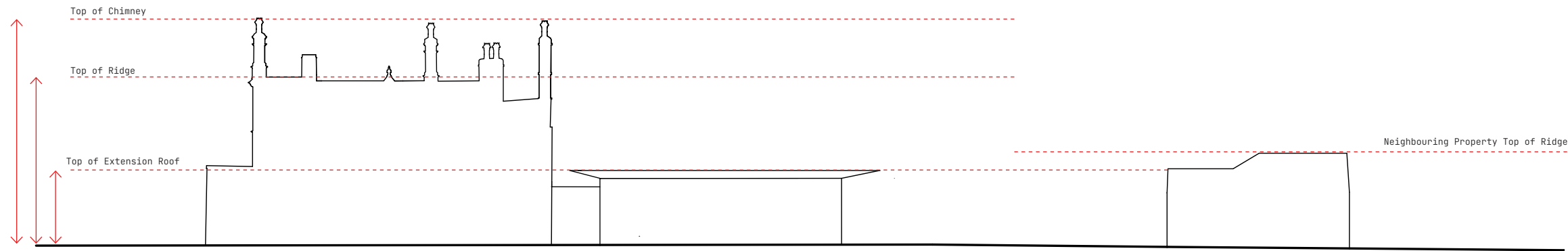


Image 08 - Principle Elevation Showing Proposed Outline clearly highlights the proposed extension is subordinate to the main dwelling and is of the same height/scale as the neighbouring property

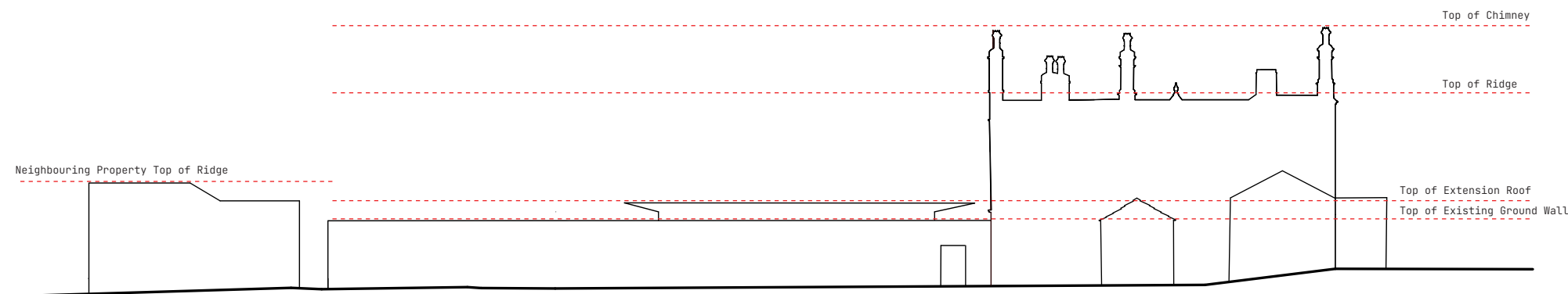


Image 09- Side Elevation Showing Proposed Outline clearly highlights the minimal visual impact on this particular elevation

The architectural approach was accepted in principle at pre-application stage; the only significant concern related to scale.

The revised proposal responds directly to that advice by reducing the footprint, projection and visual mass of the pavilion, resulting in a clearly subordinate contemporary extension that preserves the significance and setting of Staincliffe Hall

This ensures:

- + The historic building remains the principal architectural element
- + The extension remains subordinate

09. Appearance

The architectural language of the extension is contemporary and deliberately simple.

Key characteristics include:

- + Clean geometric forms
- + Minimal roof articulation
- + Biodiversity Net Gain through an extensive green roof system
- + Large glazed openings

The design intentionally contrasts with the historic building while remaining respectful.

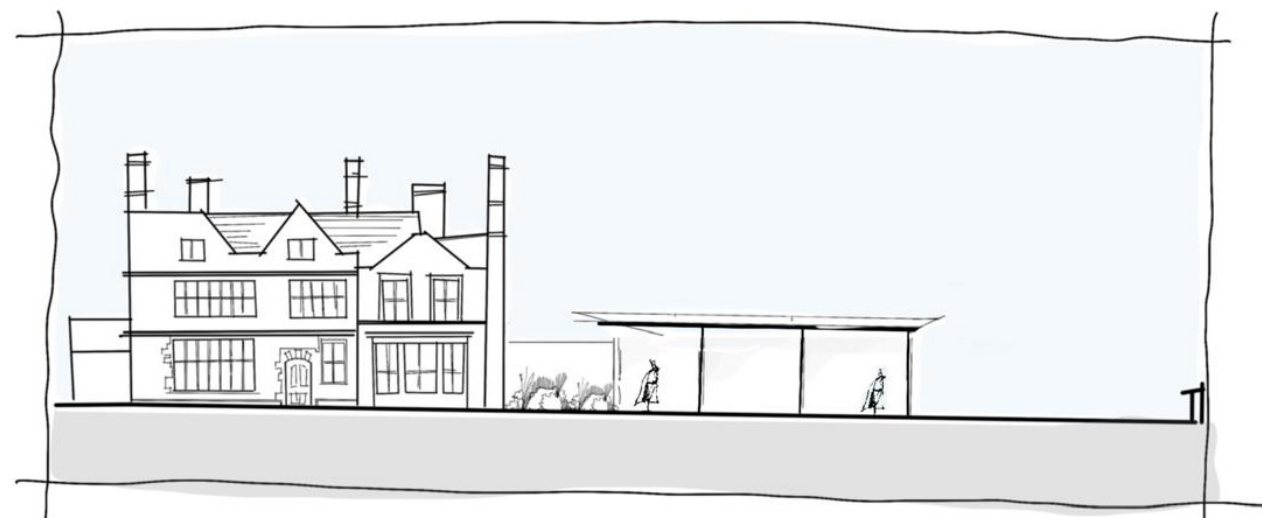


Image 10 - Hand Sketch of Principal Elevation showing the proposed glass connection and pavilion



Image 11 - Precedent Images of Contemporary glass Pavilions delicately connected to historic/period properties



10. Landscape

The existing landscape comprises expansive lawned gardens framed by mature trees and established boundary planting. with grass with perimeter edging of trees towards the main road and neighbouring property. The majority of the open landscape to the property has little visual connection with the existing property and is underused by the family due to limited natural surveillance for their children.

The proposal retains the majority of the existing landscape setting.

Enhancements include:

- + Strengthening garden connections
- + Retaining mature vegetation
- + Framing views into the landscape.

The proposed buildings will therefore sit comfortably within the existing garden environment.

Image 12 - Precedent Images of a delicate layered landscape approach with formal paths for zoning

11. Access

- + Existing vehicular access arrangements remain unchanged.
- + Pedestrian access between the house and extension will be via a level threshold connection, ensuring step-free movement.
- + The design therefore supports inclusive access and multi-generational living.



Image 13 - A 3D Visual highlighting the delicate glass connection between Staincliffe Hall and the proposed extension, note how the proposed roof aligns visually with the existing horizontal stone banding of Staincliffe Hall

12. Residential Amenity

The proposal does not adversely affect neighbouring properties due to:

- + Generous site boundaries
- + Substantial separation distances
- + Low building height

Owing to the generous separation distances and mature landscaped boundaries, the proposal will not give rise to unacceptable overlooking, overshadowing or loss of outlook to neighbouring properties.



Image 14 - Site Plan showing neighbouring properties

13. Inclusive Living

The proposed extension has been designed to support flexible and inclusive living arrangements, enabling Staincliffe Hall to continue functioning as a practical family home while minimising the need for intrusive alteration to the Grade II listed building.

The additional accommodation creates adaptable living spaces capable of responding to the changing needs of occupants over time, including the potential for multi-generational living and improved accessibility at ground floor level. By relocating the principal family living accommodation into the contemporary pavilion, the proposal reduces pressure to reconfigure or subdivide the historic internal layout of the Hall, preserving the character and significance of its principal rooms.

The design therefore supports the long-term residential use of the property through:

- + Accessible and adaptable living accommodation
- + Flexible family spaces capable of responding to changing household needs
- + Reduced intervention to the historic fabric and internal arrangement of the listed building
- + Improved connections between internal living spaces and the surrounding gardens

By accommodating contemporary living requirements within a carefully designed contemporary extension, the proposal enables the continued occupation and conservation of Staincliffe Hall while respecting its architectural significance and historic character.

Providing adaptable accommodation within a contemporary pavilion, rather than through extensive alteration to the historic building, represents the most sensitive approach to meeting modern living requirements while safeguarding the long-term significance of the heritage asset.

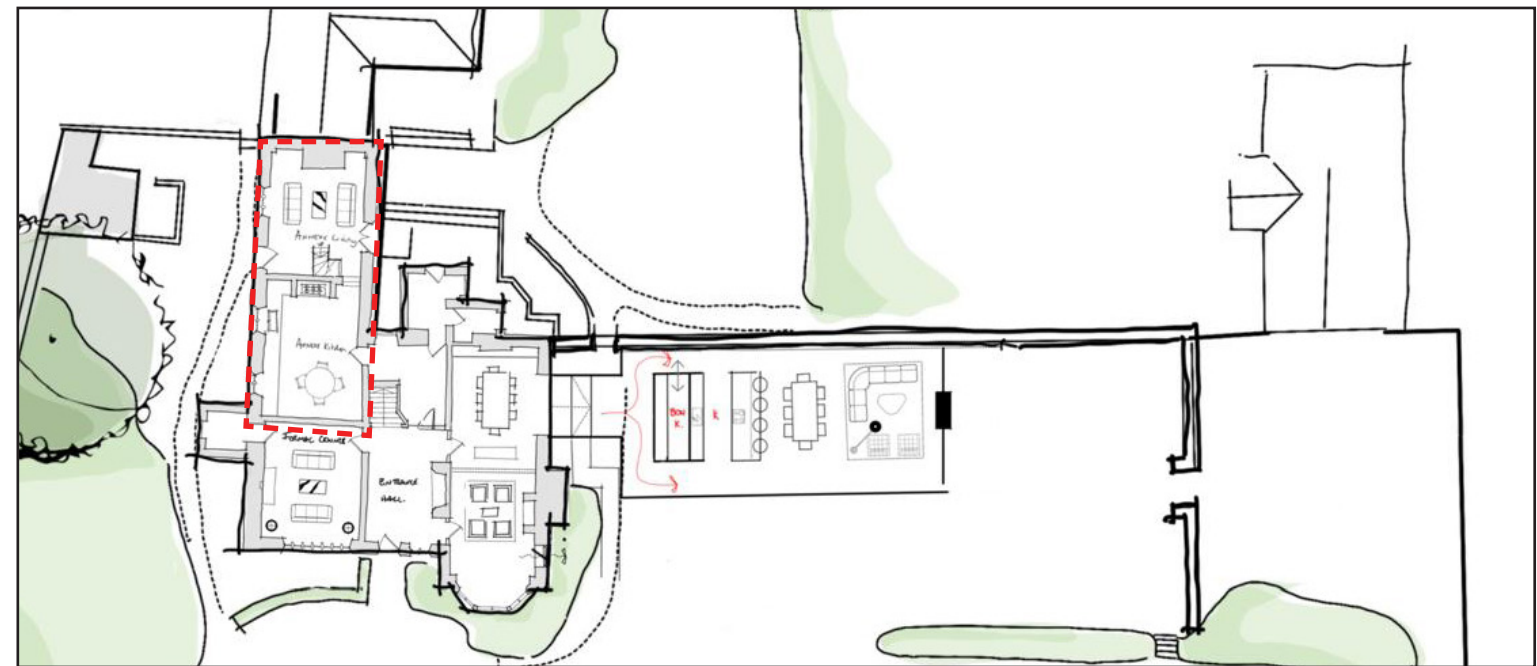


Image 15 - Sketch Plan Layout showing the internal space for the parents to live within the existing house - no internal alterations required for this to be actioned. This provides a safe space for multi-generational living. The lost kitchen and rear living space has been relocated to the proposed side extension for the main family zones.

14. Site Coverage & Overdevelopment Assessment

The application site extends to approximately 1.23 acres (4,983 sqm) and contains the principal dwelling.

The proposed extension total approximately 98 sqm, resulting in only a modest increase in built form across a residential curtilage exceeding 230 sqm, equating to approximately 1.96 % site coverage.

The proposed development introduces:

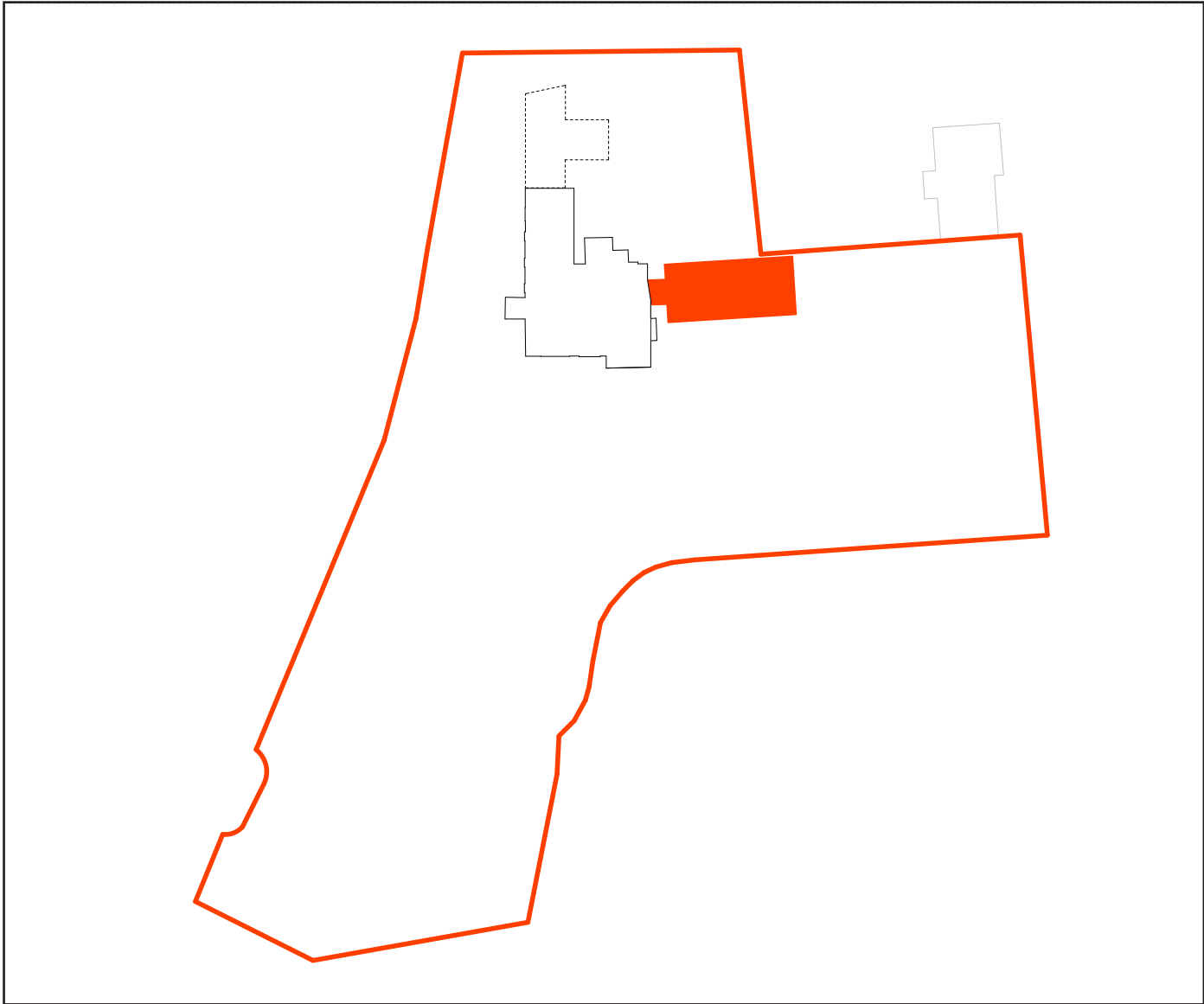


Image 16 - Site Diagram Depicting Site Boundary & Existing Buildings alongside the proposed extension

Building	Area
Proposed Extension	98 sqm
Total	98 sqm

Site Coverage Calculation

Description	Area
Site Area approx.	4,983 sqm
Proposed Extension	98 sqm

Total Site Coverage:
Approximately 1.96 % of the site area

This level of coverage is extremely modest for a residential curtilage of this size and ensures the proposal maintains the spacious and landscaped character of the property.

The development therefore cannot reasonably be considered overdevelopment of the site.

14. Site Coverage / Overdevelopment Assessment

Given the substantial size of the site, the proposed extension represents a modest addition relative to the overall plot area.

The development therefore does not constitute overdevelopment.



Image 17 - A 3D Visual Perspective View of the Proposed Glass Pavilion offset from Staincliffe Hall

15. Heritage Hierarchy Diagram

The diagram illustrates the relative heritage sensitivity of different parts of the site.

The principal façade and historic architectural features of Staincliffe Hall represent the highest level of heritage significance.

Secondary garden elevations and the surrounding landscape areas are of lower sensitivity and are therefore more capable of accommodating carefully considered change.

The proposed pavilion extension is located within the garden setting, ensuring that the primary architectural elements of the listed building remain unaffected.

-  Primary Heritage Sensitivity
-  Secondary Architectural Areas
-  Landscape / Lower Sensitivity Area

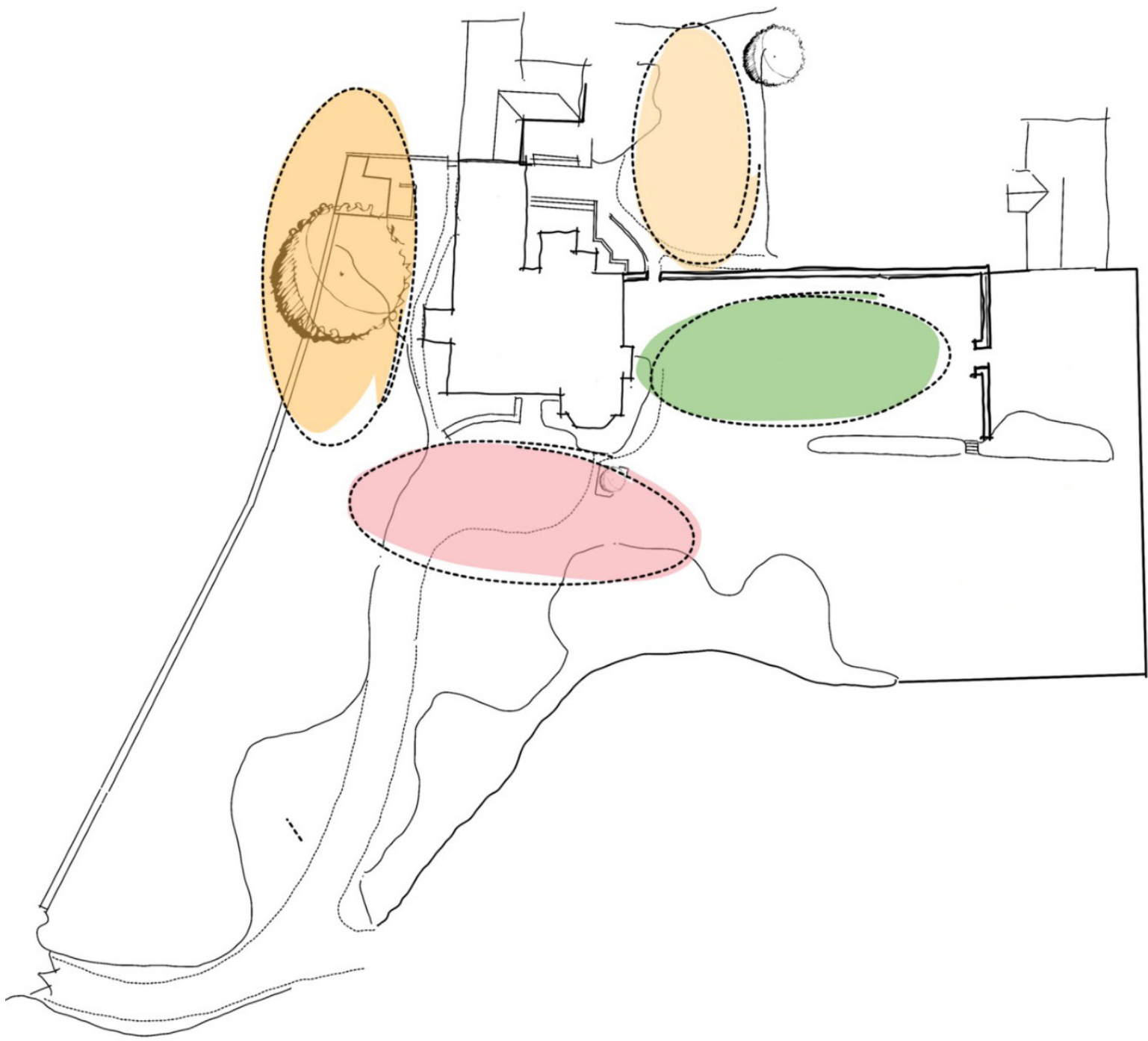


Image 18 - Site Diagram Highlighting the levels of Sensitivity around the site

16. Heritage Significance and Impact Assessment

16.1 Architectural Description of Staincliffe Hall

Staincliffe Hall is a substantial detached historic residence originally constructed in 1709, with later alterations and additions undertaken during the 19th century. The building is constructed in deeply coursed dressed stone with quoin detailing, reflecting the high-quality masonry typical of early eighteenth-century domestic architecture in West Yorkshire.

The roof is finished in stone slate with gable copings and decorative finials set on square kneelers, reinforcing the building's traditional architectural character. The house is arranged over two storeys and incorporates a continuous hollow-chamfered drip moulding which visually articulates the principal elevations.

The principal façade is composed of three gables, with the right-hand gable forming part of a later nineteenth-century addition incorporating a single-storey canted bay window. The left gable was also modified during the nineteenth century, being heightened to form a parapet which continues along the full length of the left elevation.

The central entrance is marked by a segmental arched doorway bearing an inscription referencing the original construction date of 1709, alongside later alterations recorded in 1817.

Fenestration across the building includes double-chamfered stone windows, with a combination of cross windows and mullioned and transomed openings. Notable features include a large fourteen-light mullioned and transomed window, together with smaller two-light and multi-light windows typical of historic Yorkshire domestic architecture. Within the gable apexes are two-light windows, providing additional articulation to the roofline. The left elevation extends to six bays, with a mixture of cross windows and two-light openings, some of which have been altered or blocked over time. A single-storey porch with a moulded arched doorway is also present on this elevation, although this opening has since been infilled.

Together these architectural elements contribute to the building's historic character and reinforce its significance as an example of early eighteenth-century domestic architecture that has evolved through later nineteenth-century alterations while retaining its core historic form and fabric.

16. Heritage Significance and Impact Assessment

16.2 Architectural Significance

Staincliffe Hall is a well-preserved example of early eighteenth-century domestic architecture, characterised by high-quality stone construction and traditional architectural detailing typical of historic buildings in West Yorkshire.

Key architectural elements that contribute to the significance of the building include:

- + The coursed dressed stone masonry and quoin detailing, which demonstrate the quality of the original construction
- + The stone slate roof with gable copings and finials, which form an important component of the building's historic roofscape
- + The formal gabled composition of the principal façade, which establishes the architectural hierarchy of the building
- + The mullioned and transomed windows, including the large multi-light openings which provide visual articulation to the façade
- + The historic entrance doorway and inscribed lintel, which records the building's early eighteenth-century origins and subsequent nineteenth-century alterations.

Together these elements form the primary architectural character of the building and contribute significantly to its designation as a listed structure.

The design strategy for the proposed extension has been developed to respond directly to these elements of significance, ensuring that the principal architectural characteristics of the listed building remain visually dominant.

16. Heritage Significance and Impact Assessment

16.3 Historic Significance

Staincliffe Hall also holds historic significance as a building that reflects the development of domestic architecture in the Batley area during the eighteenth and nineteenth centuries.

The building illustrates the evolution of a historic residence through subsequent alterations and extensions, particularly those undertaken during the nineteenth century. These later modifications form part of the building's historic narrative and demonstrate how the property has adapted over time while retaining its original architectural character. The design of the proposed extension has been developed in direct response to this historic significance, ensuring that the principal architectural form, roofscape and legibility of the Hall remain the defining characteristics of the site.

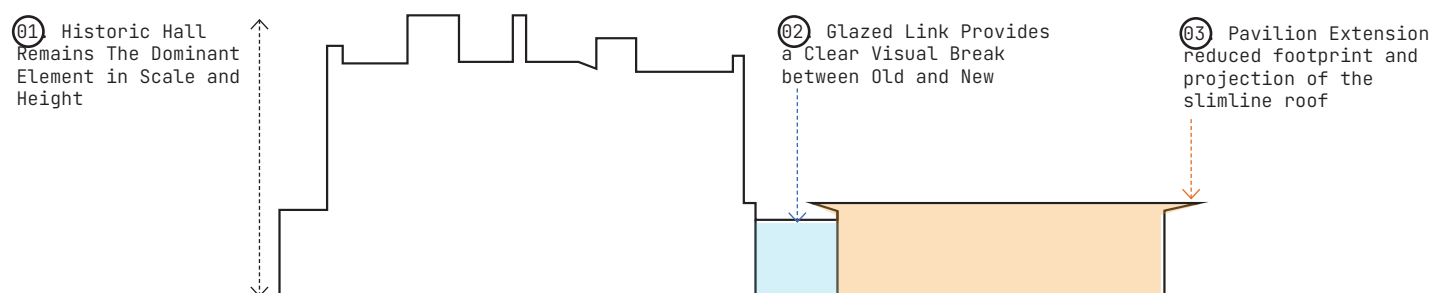
16.4 Significance of the Building's Setting

The garden setting of Staincliffe Hall forms an important component of the significance of the heritage asset.

The surrounding landscaped grounds:

- + Provide visual separation from neighbouring development
- + Reinforce the prominence of the building within its plot
- + Establish the historic relationship between the house and its landscape setting.

The setting therefore contributes to the legibility of the building as a substantial historic residence within landscaped grounds. Following the pre-application process, the proposed pavilion has been reduced in footprint and projection, retaining a greater proportion of the open garden setting and reinforcing the visual prominence of the Hall within its landscape.



16.5 Relative Heritage Sensitivity

Not all parts of the building and its setting contribute equally to its heritage significance.

The principal façade, roofscape and primary architectural features represent the most sensitive elements of the heritage asset and are therefore of the highest significance.

By contrast, the garden elevations and surrounding landscape areas have historically evolved over time and are generally capable of accommodating carefully considered change where it preserves the architectural dominance and legibility of the historic building.

This distinction has directly informed the design development of the proposal. The extension has been confined to a secondary garden elevation where later alterations have already occurred, allowing the principal elevations, roofscape and most sensitive historic fabric to remain unaffected. Following pre-application consultation, the footprint and projection of the pavilion have been reduced to further reinforce this approach.

16.6 Implications for the Proposed Development

The proposed pavilion extension has been deliberately located within an area of lower heritage sensitivity on the garden elevation, ensuring that the key architectural features of the listed building remain unaffected.

During the pre-application process the principle of a contemporary pavilion extension was accepted; however, concerns were raised regarding the overall scale and projection of the original proposal. In response, the pavilion has been substantially reduced in footprint and depth. These revisions reinforce the architectural hierarchy of the site, reduce the visual presence of the extension within the garden setting and strengthen its subordinate relationship with the Grade II listed Hall.

The proposal therefore preserves the primary elements of the building's significance while allowing the property to adapt to contemporary living requirements.

16. Heritage Significance and Impact Assessment

Heritage Policy Test (NPPF Assessment)

The National Planning Policy Framework (NPPF, December 2024) requires that great weight is given to the conservation of designated heritage assets when determining planning applications affecting listed buildings. National Planning Policy Framework

Paragraphs within Chapter 16 of the framework require decision-makers to assess whether proposals result in substantial harm or less than substantial harm to the significance of a heritage asset and to weigh this against the public benefits of the proposal.

The proposed development has evolved through a process of heritage assessment and pre-application consultation with Kirklees Council. The contemporary pavilion concept was retained following officer support in principle, whilst the footprint and projection of the extension were substantially reduced in response to comments regarding scale and subservience. The revised proposal remains confined to a secondary elevation, preserves the principal roofscape and architectural hierarchy of the Hall, and limits intervention into the most sensitive historic fabric.

As a result of the revisions made following pre-application consultation, the proposal has further reduced its effect on the significance and setting of the listed building.

The extension now reads as a lightweight, contemporary pavilion that remains clearly subordinate to the historic Hall. The proposal therefore preserves the significance of the designated heritage asset and results in no harm to its significance or setting.

Furthermore, the scheme delivers a number of benefits which support the continued sustainable use of the heritage asset, including:

- + Enabling the building to adapt to contemporary residential needs
- + Supporting inclusive and multi-generational living arrangements
- + Improving the relationship between the house and its landscape setting
- + Ensuring the long-term viable use of the listed building as a family home.
- + Responding directly to pre-application advice through a reduction in footprint and visual mass

The proposal therefore accords with the heritage objectives of the National Planning Policy Framework and relevant policies within the Kirklees Local Plan, which seek to ensure that development preserves or enhances the significance of heritage assets.

17. Justification for Contemporary Design Approach

The proposed extension adopts a contemporary architectural approach, designed as a low-profile garden pavilion within the setting of Staincliffe Hall. Following pre-application consultation, the pavilion has been refined through a reduction in footprint and projection to reinforce its subordinate relationship with the listed building whilst retaining the contemporary design concept.

When introducing new development to a historic building, it is important that the design approach respects the architectural significance of the heritage asset while ensuring that new work remains clearly identifiable.

Historic England guidance and national planning policy recognise that new interventions should avoid replicating historic architecture in a way that creates a false sense of historical development. Instead, carefully designed contemporary architecture can provide a clear distinction between historic and new elements while preserving the integrity of the original building.

The design approach for the proposed extension has therefore been informed by the following principles.

Legibility Between Old and New

The extension has been designed as a clearly contemporary structure which remains visually distinct from the historic building.

This approach ensures that the historic fabric of Staincliffe Hall remains legible and avoids creating a pastiche extension which could blur the architectural evolution of the building.

The use of a glazed link connection reinforces this distinction by maintaining a visual break between the original building and the new pavilion structure.

Subservience to the Historic Building

The extension adopts a low horizontal pavilion form that has been further refined following pre-application consultation. The pavilion has been reduced in footprint and projection to ensure the historic Hall remains the dominant architectural element within the site and that the extension is experienced as a clearly subordinate addition.

Key design strategies include:

- + A single-storey structure
- + A low roofline
- + Restrained architectural detailing
- + Reduced footprint and projection following pre-application consultation

Together, these measures ensure that the extension reads as a lightweight secondary garden pavilion rather than a competing extension to the historic Hall, preserving the architectural hierarchy established by the original building.

Respect for the Historic Setting

The pavilion extension has been positioned within the garden elevation of the property, allowing the principal architectural features of the listed building to remain unaffected.

The revised proposal strengthens the relationship between the Hall and its landscape setting through a reduced footprint, greater retention of open garden and carefully positioned glazed openings that frame views towards the surrounding landscape while maintaining the visual prominence of the listed building.

18. Local Planning Context & Nearby Planning Decisions

The planning history of the property and nearby properties provides useful context when considering development within the setting of historic buildings in this part of Batley.

A previous planning application (Application Ref: 2017/62/93976/E) relating to development within the wider setting of Staincliffe Hall was refused in 2017 due to concerns relating to scale, roof form and the effect upon the setting of the historic building. While this application related to a separate property, it provided useful context regarding the importance the Local Planning Authority places on protecting the setting of heritage assets.

Pre-Application Consultation (2026)

Prior to submitting the current planning application, pre-application discussions were undertaken with Kirklees Council.

The Conservation & Design Team supported the principle of a contemporary pavilion extension but concluded that the original proposal required further refinement to reduce its scale and strengthen its subordinate relationship with the Grade II listed Hall.

The current proposal has therefore been substantially revised in direct response to this advice.

+ A single-storey pavilion form

+ A low horizontal roofline

+ A subservient architectural relationship with the historic hall

+ A contemporary architectural language rather than a domestic building form.

+ Reduced footprint following pre-app

+ Reduced projection

+ Greater retained garden

This approach ensures that the historic building remains the dominant architectural element within the site while allowing the extension to sit lightly within the garden setting.

The revised proposal demonstrates a clear and positive response to both the wider planning context and the detailed advice received during pre-application consultation. By reducing the footprint and projection of the pavilion whilst retaining the contemporary design approach supported in principle, the proposal preserves the architectural primacy and setting of Staincliffe Hall and addresses the principal concerns identified by the Conservation & Design Team.

19. Benefits of the Proposal – Sustaining the Long-Term Use of the Heritage Asset

The continued conservation of historic buildings is closely linked to their ability to remain viable and functional in contemporary use. Large historic houses such as Staincliffe Hall often require sensitive adaptation in order to accommodate modern patterns of living while preserving their architectural significance.

The proposed extension has been designed to enable the building to evolve in a manner that respects its historic character while supporting its continued residential use.

Supporting the Sustainable Use of the Building

Historic buildings that remain actively occupied and maintained are significantly more likely to be preserved over the long term.

The proposed extension provides additional living accommodation that allows the building to function effectively as a modern family home without requiring intrusive alterations to the historic fabric of the main house.

By accommodating new living spaces within a carefully designed pavilion structure, the proposal helps ensure that the historic building can continue to be used and maintained as a residential property.

The revised proposal achieves these objectives through a carefully refined pavilion extension that has been reduced in scale following pre-application consultation whilst continuing to provide the accommodation necessary to support the long-term occupation of the listed building.

Inclusive and Multi-Generational Living

The design of the extension supports inclusive and adaptable living arrangements, allowing the property to accommodate the changing needs of occupants over time.

The proposal supports the long-term adaptability of the property, allowing changing family requirements to be accommodated without further intervention to the historic building. This approach reduces pressure for future alterations to significant historic fabric.

Providing this accommodation within the extension avoids the need for significant alterations to the historic internal layout of the listed building.

This approach supports the principles of inclusive design promoted within national design guidance.

Protecting the Historic Fabric

A fundamental benefit of the revised design strategy is that it provides the accommodation required for modern family living while minimising intervention within the listed building itself. By locating new accommodation within a clearly subordinate pavilion, the proposal avoids pressure to subdivide, extend or significantly alter the principal historic rooms of Staincliffe Hall.

Rather than adapting or subdividing historic rooms within the main house, the extension provides additional accommodation in a manner that preserves:

- + The historic internal layout
- + The architectural character of the principal rooms
- + The integrity of the historic structure
- + Architectural hierarchy and external character

Conclusion

The proposal demonstrates that sensitive contemporary design and heritage conservation are complementary objectives. Through an iterative design process, including refinement following pre-application consultation, the extension has been carefully reduced in scale to ensure it remains clearly subordinate to Staincliffe Hall whilst continuing to provide the accommodation necessary for modern family living.

The proposal preserves the significance, architectural hierarchy and setting of the Grade II listed building, minimises intervention to the historic fabric and secures the building's continued long-term residential use. Collectively, these benefits ensure that the proposal represents a sustainable and appropriate enhancement to the heritage asset, balancing conservation with the evolving needs of its occupants in accordance with national planning policy.

19. Benefits of the Proposal – Sustaining the Long-Term Use of the Heritage Asset

Enhancing the Relationship with the Landscape

The revised pavilion extension strengthens the relationship between Staincliffe Hall and its historic garden setting through a carefully reduced footprint and a lightweight contemporary form. The refinement of the proposal following pre-application consultation has increased the amount of retained open garden, reinforcing the visual dominance of the Hall within its landscape.

Large glazed openings create framed views into the landscape and improve connections between interior living spaces and the surrounding gardens.

The contemporary pavilion remains visually recessive within the landscape, allowing the listed building to continue to be read as the principal architectural element while creating a stronger visual connection between internal living spaces and the surrounding gardens.

Policy Compliance

The proposal aligns with the objectives of the National Planning Policy Framework which recognises that sensitive change may be necessary to secure the long-term conservation and viable use of heritage assets.

The proposal also supports the objectives of Kirklees Local Plan Policy PLP35 (Historic Environment), which seeks to ensure that development preserves the significance of heritage assets while allowing appropriate adaptation.

Summary of Benefits

The proposal delivers several key benefits including:

- + Enabling the continued residential use of the listed building
- + Supporting inclusive and multi-generational living arrangements

- + Reducing the need for intrusive alterations to the historic structure
- + Strengthening the relationship between the building and its landscape setting
- + Introducing high-quality contemporary architecture within the site.

These benefits contribute positively to the long-term conservation and sustainable use of Staincliffe Hall.

Overall Conclusion

The revised proposal represents a carefully considered balance between heritage conservation and the evolving requirements of contemporary family living. Through an iterative design process, including refinement following pre-application consultation, the extension has been reduced in scale to reinforce its subordinate relationship with Staincliffe Hall whilst continuing to deliver the accommodation necessary to secure the building's long-term viable use.

Collectively, the proposal preserves the significance and setting of the Grade II listed building, protects its historic fabric and architectural hierarchy, and provides clear heritage, social and functional benefits that will support the continued conservation of Staincliffe Hall for future generations.

20. Planning Balance & Conclusion

The proposed development represents the outcome of an iterative design process informed by detailed site analysis, heritage assessment and constructive pre-application consultation with Kirklees Council. The contemporary pavilion concept has been retained following officer support in principle, whilst the footprint and projection of the extension have been substantially reduced to reinforce its subordinate relationship with the Grade II listed Hall.

- + A contemporary pavilion that remains clearly subordinate to the listed Hall
- + A significantly reduced footprint and projection following pre-application consultation
- + Preservation of the principal architectural hierarchy and roofscape
- + Minimal intervention to historic fabric
- + Greater retention of the landscaped garden setting
- + Flexible accommodation supporting the continued residential use of the heritage asset
- + A clear distinction between historic and contemporary architecture through the lightweight glazed link

National Planning Policy Framework

The proposal accords with the design and heritage objectives of the NPPF by:

- + Delivering high-quality contextual design
- + Preserving the significance of the listed building
- + Supporting its long-term viable use

Kirklees Local Plan

The proposal accords with:

- + LP24
- + LP35
- + LP2

Through its sensitive design response, preservation of significance and enhancement of the site's long-term sustainability.

Pre-Application Response

The submitted proposal directly responds to the Conservation & Design Team's comments by:

- + Reducing Footprint
- + Reducing Projection
- + Improving Hierarchy
- + Retaining The Contemporary Pavilion Approach

Having regard to the statutory duty under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant policies of the Kirklees Local Plan, the proposal represents an appropriate and carefully considered form of development.

The revised scheme preserves the significance and setting of the Grade II listed building through its clearly subordinate scale, contemporary architectural language and limited intervention to historic fabric. The refinements made following pre-application consultation have further reduced the proposal's visual impact whilst maintaining the accommodation necessary to support the continued long-term residential use of the heritage asset.

21. Conclusion

The proposed extension represents the outcome of a careful and iterative design process informed by detailed site analysis, heritage assessment and constructive pre-application consultation with Kirklees Council. The contemporary pavilion concept has been retained while the footprint and projection of the extension have been substantially reduced to reinforce its subordinate relationship with Staincliffe Hall and preserve the significance of the Grade II listed building.

- + Preserves the architectural significance, hierarchy and setting of Staincliffe Hall
- + Reinforces the subordinate relationship between the contemporary pavilion and the listed building through its reduced footprint and projection
- + Minimises intervention to historic fabric while supporting modern family living
- + Secures the continued long-term viable residential use of the Grade II listed building
- + Delivers a high-quality contemporary addition that is clearly distinguishable from the historic fabric

Overall Conclusion

The revised proposal demonstrates that carefully considered contemporary architecture can successfully enhance a historic building without compromising its significance. Through a collaborative design process and positive engagement with Kirklees Council, the proposal has evolved into a sensitive and clearly subordinate pavilion that preserves the architectural integrity, setting and legibility of Staincliffe Hall whilst providing the accommodation necessary to support its continued long-term residential use.

It is therefore considered that the proposal represents an appropriate and sustainable form of development that accords with the objectives of the National Planning Policy Framework, the National Design Guide and the relevant policies of the Kirklees Local Plan. The scheme will secure the long-term conservation of this important heritage asset while allowing it to continue to evolve in response to the needs of contemporary family life.



Image 19 - A 3D Visual of the principle elevation highlighting the delicate glass connection between Staincliffe Hall and the proposed extension, note how the proposed roof aligns visually with the existing horizontal stone banding ensuring the proposed extension is subordinate but also responds to the existing elevation in a contemporary manner.