

HERITAGE STATEMENT

Change of Use C3 to C2 Children's Home – 59 Greenhead Road, Huddersfield, HD1 4ER

Application Address: 59 Greenhead Road, Huddersfield, HD1 4ER

Local Planning Authority: Kirklees Metropolitan Council

LPA Reference: [insert application reference quoted in Kirklees' request]

Agent: Anjum Design Ltd, 435 Stratford Road, Shirley, Solihull, B90 4AA

Prepared in response to: request for further information from Baljeet Bogarh, Business Support Officer, Kirklees Council

Date: August 2026

1. Introduction

1.1 This Heritage Statement has been prepared by Anjum Design Ltd on behalf of the applicant to accompany the planning application for change of use of 59 Greenhead Road, Huddersfield, HD1 4ER from a dwellinghouse (Use Class C3) to a children's home (Use Class C2) for a maximum of three children. It responds directly to the further information request from Kirklees Metropolitan Council, which notes that the application site is located adjacent to a Conservation Area, and provides the heritage assessment necessary to allow the application to be determined.

1.2 This Statement should be read alongside the Planning Statement (June 2026) and Drawings PL01–PL04 already submitted in support of the application. It does not repeat matters already addressed in the Planning Statement, save where necessary to draw out their heritage implications.

1.3 The Statement has been prepared having regard to the statutory duties contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) 2024, Historic England guidance, and Policy LP35 (Historic Environment) of the Kirklees Local Plan (adopted February 2019).

2. The Application Site

2.1 The application site is 59 Greenhead Road, a substantial semi-detached dwellinghouse arranged over three storeys, including accommodation within the roof space served by front-facing dormer windows. The property sits within an established residential street comprising a mix of semi-detached and terraced dwellings of similar age and character, as described in the Planning Statement.

2.2 The site is not itself a designated heritage asset. It is not listed, and it does not lie within the boundary of any conservation area. No part of the proposal involves any external alteration, extension or works to the fabric of the building; the application is exclusively for a change of use, with the existing external appearance of the dwelling retained in full.

2.3 The proposal does not involve the demolition, alteration or removal of any building, structure, wall, tree or other feature, and it does not affect the setting of the site in any physical sense beyond the change of use itself.

3. Planning Policy Context

3.1 Statutory Duties

3.1.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions with respect to buildings or land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66(1) of the same Act requires special regard to be had to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest which it possesses.

3.1.2 As set out in Section 4 below, the application site does not itself lie within the designated Conservation Area, and the proposal does not involve any listed building. However, the statutory duties remain a relevant consideration to the extent that the proposal could affect the setting of nearby designated heritage assets, and this Statement has been prepared on a precautionary basis to demonstrate that no such effect will arise.

3.2 National Planning Policy Framework (NPPF) 2024

3.2.1 Chapter 16 of the NPPF ('Conserving and enhancing the historic environment') is engaged. Paragraph 197 requires local planning authorities, in determining applications, to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 199 confirms that great weight should be given to the conservation of a designated heritage asset, with the more important the asset the greater the weight that should be afforded. Paragraph 208 addresses non-designated heritage assets, requiring a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.

3.2.2 For the reasons set out in Section 5 below, no harm arises to the significance of any designated or non-designated heritage asset, whether through works to the asset itself (none being proposed) or through an effect on setting, so the proposal is consistent with these provisions.

3.3 Kirklees Local Plan (adopted February 2019)

3.3.1 Policy LP35 (Historic Environment) of the Kirklees Local Plan requires development proposals to preserve or, where appropriate, enhance the character, appearance and setting of the district's heritage assets, including conservation areas and listed buildings, consistent with the statutory duties above and with Chapter 16 of the NPPF. The proposal has been assessed against Policy LP35 in Section 5 below.

4. Heritage Assets in the Vicinity of the Site

4.1 Greenhead Road runs alongside Greenhead Park, and the stretch of the road closest to the park frontage falls within the Greenhead Park Conservation Area (Conservation Area No. 32 in Kirklees Council's register of conservation areas). Greenhead Park itself is a Grade II Registered Park and Garden, and contains several Grade II listed structures, including the Trinity Street Lodge, the park bandstand, the ornamental fountain, and the park gates and gatepiers at Marsh Fold.

4.2 A short terrace of early houses at the park end of Greenhead Road (Nos. 3, 11 & 13, 19, 25 and 27 & 29) are individually Grade II listed, reflecting their group value and proximity to the park entrance. These listed buildings and the Conservation Area boundary are concentrated at the western end of Greenhead Road, nearest the park.

4.3 Kirklees Council's own interactive planning constraints mapping shows that the Conservation Area boundary follows the line of Greenhead Road itself at this point, taking in the north side of the road (including Greenhead College, the Masonic Hall, and the properties fronting the park side of the road) as far as its junction with Park Grove and Oastler Avenue. The application site, 59 Greenhead Road, forms part of the terrace on the opposite (south) side of the road, immediately fronting the designated boundary but falling outside it.

4.4 The site therefore sits directly adjacent to, rather than within, the Greenhead Park Conservation Area, with the boundary running along the carriageway of Greenhead Road directly opposite the application site. This is consistent with, and confirms, Kirklees Council's own description of the site's relationship to the Conservation Area in its further information request.

5. Assessment of Heritage Impact

5.1 Impact on the Conservation Area

5.1.1 Although the site lies outside the designated boundary of the Greenhead Park Conservation Area, it is directly adjacent to it, with the boundary running along Greenhead Road immediately opposite the application site. The application site therefore falls within the setting of the Conservation Area, and the relevant test is whether the proposal affects that setting, in the sense of the surroundings in which the Conservation Area is experienced from this part of Greenhead Road.

5.1.2 No external alterations of any kind are proposed to 59 Greenhead Road. The dwelling will retain its existing dormers, chimney, front bay and general domestic appearance in full, and no signage, security fencing or other external indicator of the change of use is proposed. Because there is no change whatsoever to what is seen from the public realm, there is no mechanism by which the proposal could affect the character, appearance or setting of the Conservation Area, notwithstanding its direct adjacency to the site, whether experienced from Greenhead Park, from the buildings fronting the north side of Greenhead Road, or from the road more generally.

5.1.3 The change of use itself — to a small, Ofsted-registered children's home for a maximum of three children, operating in a manner comparable to a family household, as set out in the Planning Statement — does not alter the physical fabric or appearance of the area and is not capable of causing harm to the significance of the Conservation Area.

5.2 Impact on Listed Buildings

5.2.1 The nearest listed buildings (the Grade II listed houses at the park end of Greenhead Road and the listed structures within Greenhead Park itself) lie at sufficient distance from the application site that the proposal does not fall within their setting in any meaningful sense. No works are proposed that could affect the fabric, appearance or setting of any listed building, and no intervisibility or functional relationship between the application site and these designated heritage assets is created or altered by the proposal.

5.3 Conclusion on Heritage Impact

5.3.1 For the reasons above, the proposal will preserve the character and appearance of the Greenhead Park Conservation Area and will not affect the significance or setting of any listed building in the vicinity. The proposal is consistent with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF 2024, and Policy LP35 of the Kirklees Local Plan.

6. Conclusion

6.1 This Heritage Statement has been prepared in response to Kirklees Council's request for further information regarding the site's proximity to a Conservation Area. It demonstrates that:

- the application site does not lie within the designated Greenhead Park Conservation Area and is not a listed building;
- no external works of any kind are proposed, and the dwelling will retain its existing domestic appearance in full;
- the proposal will have no effect on the character, appearance or setting of the Greenhead Park Conservation Area, or on the significance or setting of any nearby listed building; and
- the proposal accords with the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF 2024, and Policy LP35 of the Kirklees Local Plan.

6.2 On this basis, Kirklees Metropolitan Council is respectfully invited to conclude that the proposal raises no heritage concerns and to proceed to determine the application without further delay.

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