



m.b Heritage

BUILT HERITAGE CONSULTANCY

Former Lumb Lane Nurseries
Lumb Lane, Almondbury
Huddersfield HD4 6SZ

Supplementary Built Heritage Statement

Proposed Residential Development at
Former Lumb Lane Nurseries
Lumb Lane
Almondbury
Huddersfield, HD4 6SZ

Supplementary Built Heritage
Statement

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1.0 INTRODUCTION

1.01 This Supplementary Statement has been prepared in respect of revised proposals for the residential redevelopment of land and buildings at the former Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ (the 'Site'). This follows the approval of full planning permission for the redevelopment of the Site comprising the erection of 4 no. dwellings which was approved, subject to conditions, by the Local Planning Authority on the 9th March 2026 (Application reference 2025/62/92440/W). It is understood that the revised proposals are to the subject of a non-material amendment application under the provisions of Section 96A of the Town and Country Planning Act 1990 (the 'TCPA').

1.02 The location of the Site (centred on NGR: SE16324 14302) is shown at Figure 1.1.

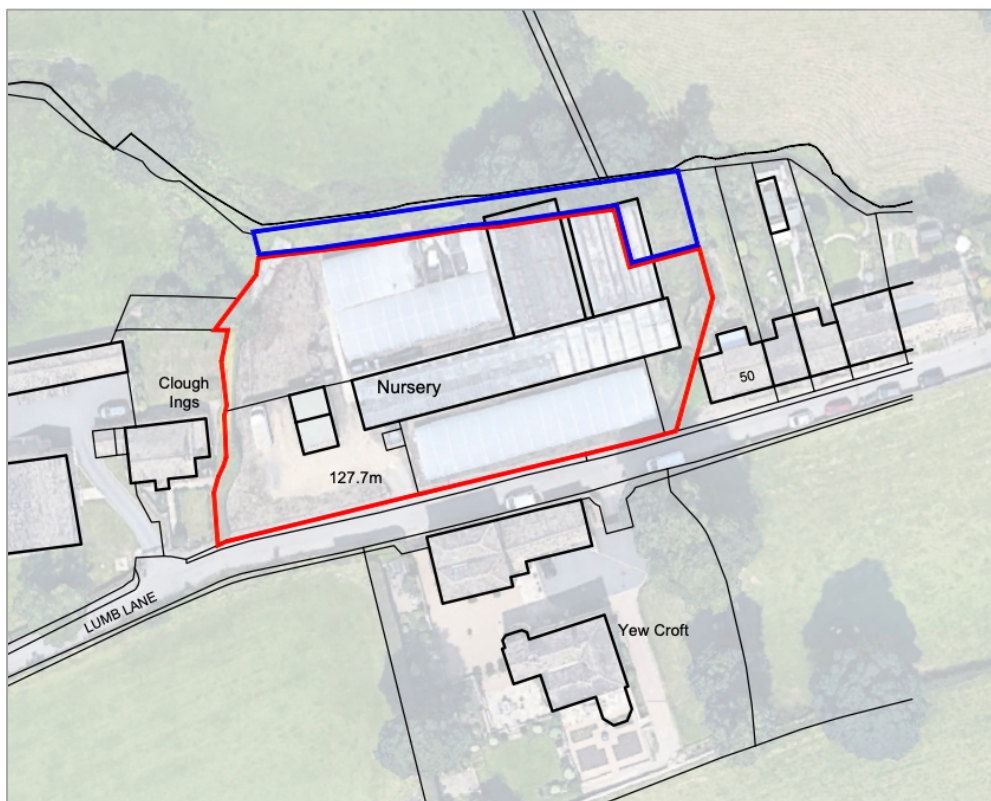


Figure 1.1: Site Extent

1.03 The approved planning application for the development of the Site included a Built Heritage Statement (MB Heritage. 15th Sept. 2025) and Supplementary Built Heritage Statement (MB Heritage. 1st Oct. 2025). The former, included as Appendix 1, set out the heritage baseline,

including historic mapping, relevant to the Site, identified designated and non-designated heritage assets which may be affected by the redevelopment and made recommendations as to the layout, design and material treatment of any future residential scheme. This resulted in amendments to the originally submitted scheme (under application 2025/62/92440/W) which were assessed within the subsequent Supplementary Built Heritage Statement.

- 1.04 This Supplementary Statement provides a summary of the heritage background to the Site, describes the proposed scheme amendments and assesses whether the amendments will materially change the nature and extent of impacts upon the built historic environment. This is informed by reference to the assessment made by the Local Planning Authority in its consideration of the 2025 application.

2.0 BACKGROUND AND HERITAGE BASELINE

- 2.01 The Built Heritage Statement (MB Heritage. 15th Sept. 2025) which was submitted with the approved planning application for the residential redevelopment of the Site is included at Appendix 1 and sets out the baseline for the assessment of the proposals. Designated heritage assets, as recorded on the National Heritage List for England ('NHLE') potentially affected by the development of the Site were identified as:

Bottoms, 40 Lumb Lane

Grade II Listed Building

List Entry Number: 1134939

Bottoms, 42 Lumb Lane

Grade II Listed Building

List Entry Number: 1313524

Bottoms 44 Lumb Lane

Grade II Listed Building

List Entry Number: 1134940

Bottoms, 46 Lumb Lane

Grade II Listed Building

List Entry Number: 1215573

Bottoms 48 Lumb Lane

Grade II Listed Building

List Entry Number: 1313525

Bottoms 50 Lumb Lane

Grade II Listed Building

List Entry Number: 1314941

34 and 36 Lumb Lane

Grade II Listed Building

List Entry Number: 1313523

Bottoms Farm House

Grade II Listed Building

List Entry Number: 1134938

Wheat Royd

Grade II Listed Building

List Entry Number: 1135000

Castle Hill

Schedule Monument

List Entry Number: 1009846

Victoria Tower, Castle Hill

Grade II Listed Building

List Entry Number: 1210385

- 2.02 The 2025 Built Heritage Statement (Appendix 1) provides a summary of the significance of these designated assets and their respective settings. Numbers 40 to 50 Lumb Lane to the east of the Site comprise a row of weaver's cottages dating to the late 18th or early 19th centuries. The Statement also identified two non-designated heritage assets comprising Clough Ings, a former farmhouse with associated barn dating to the late 18th century to the west and Yew Croft, a mid-to-late 19th century residence to the south.
- 2.03 Historically, the Site has been in agricultural use with no mapping evidence of built structures within it until the second half of the 20th century. An allotment use was established in the 1950s and during the 1970s a commercial nursery began operation with the associated construction of polytunnels, glasshouses and an office building with the Site.
- 2.04 The assessment of development set out within the 2025 Built Heritage Statement identified potential impacts upon the significance, within setting, of the listed building group comprising 40-50 Lumb Lane to the east of the Site and upon the setting of the Grade II Listed Bottoms Farmhouse and Wheat Royd to the north. Potential impacts were also identified upon views towards Castle Hill and Victoria Tower from Lumb Lane. Having regard to the existing use of the Site and poor visual quality of retained buildings, it was considered that the Site was, at best, a neutral contributor to the significance of these assets.
- 2.05 The heritage baseline, as described in the 2025 Built Heritage Statement, remains relevant to the consideration of the current revised proposals and has not materially altered.

Planning Policy and Guidance

The Development Plan

- 2.06 The currently adopted development plan comprises the Kirklees Local Plan (the 'KLP') which was adopted in 2019. Relevant policy includes:

- Policy LP35: Historic Environment

- 2.07 The Castle Hill Setting Study (Kirklees Council/Atkins. 2016) provides an assessment of the setting of the Castle Hill Scheduled Monument (**10094846**) and formed part of the evidence base for the KLP.

National Planning Policy Framework (2024)

- 2.08 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2024) (the 'Framework') (paragraph 8). Relevant guidance is contained within the following main paragraphs:

Paragraph 212:

Great weight should be given to the conservation of designated heritage assets.

Paragraph 213:

Any harm to or loss of significance of a designated heritage assets should require clear and convincing justification.

Paragraph 214:

Proposals which would give rise to substantial harm to the significance of a designated heritage asset should be refused unless the harm is outweighed by substantial public benefits.

Paragraph 215:

Where less than substantial harm to a designated heritage asset will arise, this harm should be weighed against the public benefits of the proposed development.

Historic England Guidance

- 2.09 The following guidance documents produced by Historic England have informed the assessment:

- Historic England. Conservation Principles, Policies and Guidance. 2008.
- Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12)
- Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2).
- Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017 (GPA3).

2.10 There have been no material changes to the planning policy context for the assessment of the development proposals.

3.0 THE PROPOSED DEVELOPMENT

Planning History

- 3.01 Two applications for full planning permission for the redevelopment of the Site were submitted in 2023 and 2024, both for the demolition of existing buildings and the erection of a new detached dwelling with detached garage (LPA references 2023/62/92112W and 2024/62/90625/W) refer. The latter application was refused in May 2024 in part for reasons related to impact upon neighbouring listed buildings causing less than substantial harm to significance.
- 3.02 A revised scheme, comprising the erection of 5 no. detached and semi-detached dwellings, was submitted in August 2024 (Application reference 2025/62/92440/W). Following review and advice set out in the 2025 Built Heritage Statement (Appendix 1), the submission scheme was amended to comprise the erection of 4 no. dwellings comprising one detached dwelling and a row of three terraced houses. This scheme was approved, subject to conditions, in March 2026.
- 3.03 In their assessment of the planning application, the Council's Conservation and Design Team made a number of comments (dated 21st November 2025) on heritage matters and these are summarised below.
- The proposed development is in close proximity to, and within the setting of a row of Grade II Listed Buildings, Bottoms, Lumb Lane with other non-designated and designated heritage assets in the locality.
 - The revision to propose three terraced houses adjacent to the listed terrace appears more appropriate in terms of scale and design. The single detached house adjacent to the existing unlisted detached house [Clough Ings] could be acceptable subject to a reduction in size, scale and massing.
 - The proposed buildings should be brought forward slightly in order to create more space for landscaping to the north of the dwellings and to soften the appearance within the setting of the Castle Hill landscape.
 - Subject to some minor amendments it is considered that a low level of less than substantial harm could be outweighed by the public benefit of removing derelict structures and the provision of housing in this location.

- 3.04 The scheme was amended in line with the recommended minor amendments set out by the Conservation Design Scheme. The Report of the Head of Planning and Development (5th March 2026) which considered the application states that the scheme will present a low level of less than substantial harm which is outweighed by the public benefit of removing run down structures and the provision of housing in this location. The overall design, scale and siting of the proposal is therefore considered to be acceptable and in accordance with policies LP24 and LP35 of the KLP and guidance contained within the National Planning Policy Framework (paragraph 11.25).

The Amended Scheme Proposals

- 3.05 The proposed amendments relate to the approved terrace of three dwellings (Plots 2, 3 and 4). These relate to an extension of approximately 5 metres to the west to create an enlarged footprint and floor area for Plot 2. Amendments to the south facing principal elevation will include the repositioning of a door opening, the introduction of a new 'dummy' door opening and repositioning of windows. Detailing of these openings will reflect that of the approved scheme with the use of paired and tripartite windows with stone mullion divisions, stone surrounds and painted timber framing to new windows. No changes are proposed to the elevations of Plots 3 and 4.
- 3.06 The amendments include the introduction of a stepped roof profile to the terraced range, with a lift of approximately 300mm to the ridge of Plot 2. This is a response to changes in ground levels moving east to west through the Site. The position of chimney stacks will also be altered to provide two end stacks and a third stack at the margin between Plots 3 and 4. The access drive off Lumb Lane will be realigned to accommodate the increased footprint to Plot 2 although overall landscape treatment, including that within the northern section of the Site will be maintained as approve.

Potential Development Impact

- 3.07 Having regard to the previous assessments of the residential development of the Site, it is considered that the main areas of potential impact will be upon the settings to the designated terraced row comprising Bottoms, 40-50 Lumb Lane and the non-designated Clough Ings to the west and Yew Croft to the south. No impacts upon other designated heritage assets and

it was considered that, subject to the maintenance of openness within the norther section of the Site no impacts would arise upon the setting to the Castle Hill Scheduled Monument.

- 3.08 The proposed amendments will maintain the approved extent of openness and landscape treatment to the north of the Site. No changes to the detached dwelling (Plot 1) are proposed and this will remain sympathetic to the character and setting of Clough Ings to the west of the Site. The western extension of the proposed terraced range will to a minor extent reduce the extent of openness within the central section of the Site although the length of the terrace will continue to reflect and remain subservient to that of the listed numbers 40-50 Lumb Lane. The architectural and material treatment to the new dwellings will continue to reflect that of the existing terrace and the stepping up of ridge height, responding to rising ground levels, is a characteristic of the listed range.
- 3.09 In the previous assessment undertaken as part of the approved 2025 planning application, the Built Heritage Statement (Appendix 1) and Supplementary Built Heritage Statement considered that the residential scheme could be brought forward without harm to the significance of designated or non-designated heritage assets. The Local Planning Authority assessed that the development would give rise to less than substantial harm, at the lower level of that scale, but this harm was outweighed by the public benefit of removing derelict structures and the provision of housing. The proposed amendments are not considered to materially alter the conclusions of these assessments or to alter the nature and extent of potential impact upon the built historic environment. The public benefits associated with the development remain relevant.
- 3.10 On the basis of the above, it is not considered that the proposed amendments will materially alter the previously assessed impact upon designated and non-designated heritage assets in the locality or the acceptability of the scheme.

REFERENCE SOURCES AND BIBLIOGRAPHY

Ministry of Housing Communities and Local Government. 2024. National Planning Policy Framework
National Planning Practice Guidance

Historic England. 2017. Historic Environment Good Practice Advice in Planning, Note 3 (Second
Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing
Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in
Heritage Assets

Internet Sources

<https://vads.ac.uk>

www.heritagegateway.org

www.visionofbritain.org.uk

Appendix 1: Built Heritage Statement 2025

