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# ACUMEN

Designers & Architects

PLANNING,  
HERITAGE  
STATEMENT

## SINGLE STOREY FRONT EXTENSION AT CROW HILL LODGE, HUDDERSFIELD

**Job Ref: 2920**

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## SECTION 1: INTRODUCTION

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1. This Heritage Statement has been prepared to support a planning application for the front extension to the existing dwelling of Crow Hill Lodge, Marsden.
2. The building is not listed.
3. The proposed development falls within the Marsden Conservation Area, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected"*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
4. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

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## SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

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### GENERAL DESCRIPTION & SITE LOCATION.

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5. The application relates to the detached dwelling, The Lodge at Crow Hill, Carrs Road, Marsden. It is built from natural stone, ashlar surrounds, with a gabled slate roof.
6. There is a single storey gable which adjoins the main double storey building. This was originally a loading bay for the photographic art studio and now forms the main household entry. An oak porch overhangs the front entrance.

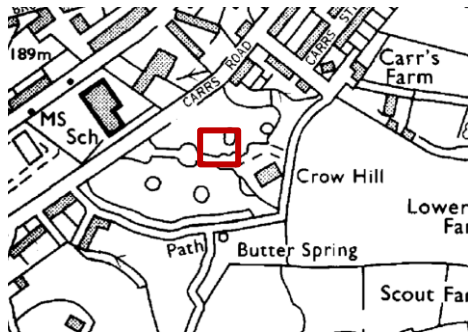


Front oak porch [site visit]

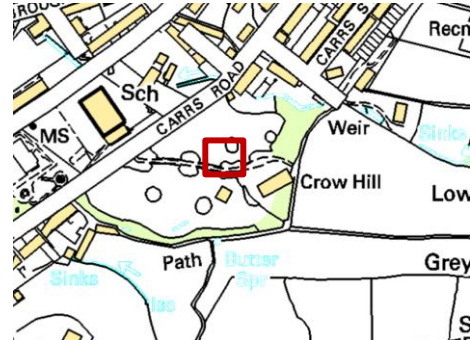


North facing façade [site visit]

7. The planning applications for the erection of the art studio are dated to 1998 (Ref: 98/62/92706/W1), with the first recorded map survey [from Kirklees KOMPASS] showing the Lodge in 2004.

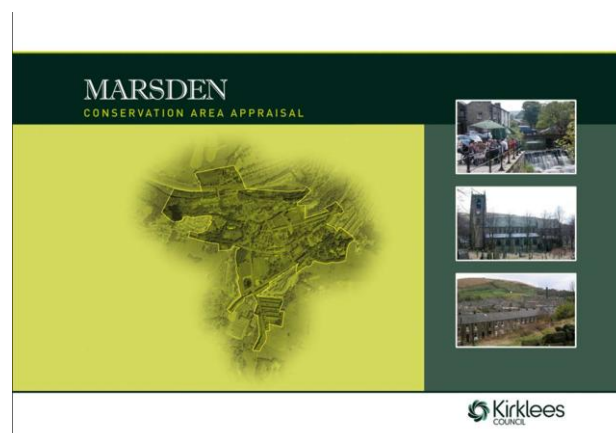


Historical Map, 1990



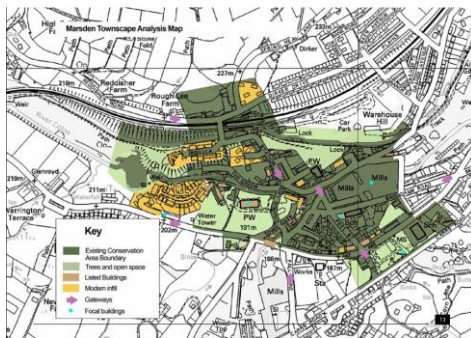
Historical Map, 2004

8. A change of use of first floor offices to residential was approved in 2001 (Ref: 2001/62/91812/W1), with the change of use from the photography studio to a single dwelling was made in 2009 (Ref: 2009/62/90007/W1). An application for solar panels and replacement windows was approved in 2024 (Ref: 2024/62/91842/W). The Lodge has remained a single dwelling for this application.
9. The site is located in the village of Marsden, in Huddersfield on the drive that branches from Carrs Road – which sits parallel at this point to Manchester Road (A62). The building sits in a highly wooded area with trees screening the neighbouring Crow Hill Holiday Lodge and the road. The Conservation Area Appraisal comments: *'Marsden conservation area is noted for its dramatic backdrop and the elevated topography of the Peak District National Park.'*
10. The site falls within Marsden Conservation Area. The Conservation Area Appraisal comments: *'Marsden conservation area is noted for its dramatic backdrop and the elevated topography of the Peak District National Park.'*

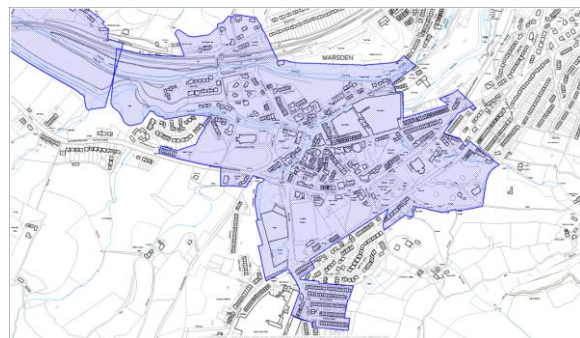


Marsden Conservation Area Appraisal Document

11. The surrounding buildings were all originally constructed for dwelling houses for wealthy traders and merchants of the town. Over the years some of these larger houses have been converted to form apartments, schools, and residential institutions. Kirklees Council have prepared the Marsden Conservation Area Appraisal which sets out that the character of Marsden is largely determined by its location, identifying 5 areas of special interest and varying character. The proposed development site is not mentioned specifically within the Conservation Area Appraisal, nor is it referred to in the description of any of the character areas. However, Carrs Road is referred to within the 'Key Vistas /Views and Focal Points' part of the appraisal. It sets out that *'The view down Carrs Road is extremely pleasant as mature trees and historic boundary walls frame it.'* Below is a map taken from the Kirklees Marsden Conservation Area Appraisal.



Appraisal Conservation Area



Conservation Area 2010

12. The application site falls within an area where the Conservation Area was extended. In explaining this extension, the Conservation Area Appraisal sets out that *'Carrs Road is important because it illustrates the residential area where the mill owners constructed their houses, in a leafy sub area, within visual distance of their financial interests, and possibly away from the soot and pollution created by their industry and screened by tree lined avenues'*. It continues *'A further extension would include Crow Hill. This is the site of the original Crow Hill Mill. A number of engineers associated with the Iron Foundry including George Taylor (1861) and Thomas Stenson lived here with the millwright who lived in the mill. Enoch O Taylor also lived here in 1871, quite probably a descendent of the Enoch Taylor who constructed the shearing frames. In 1901 Crow Hill was occupied by Francis Johnstone, a grocer who's wealth had come indirectly from the industrial revolution. Therefore this area is associated with engineers and iron founders and holds the historic footprint of Ready Carr Mill.'*
13. The gatepiers and historic iron gates to Crow Hill are listed as notable historic features which add to the character of the conservation area.
14. The Kirklees Local Plan section 11.4 illustrates how: *'The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character,*

*particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'*

Gate Piers  
[Google Street  
View]



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### SECTION 3: PROPOSED DEVELOPMENT

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15. This application seeks to extend the ground floor of the dwelling to accommodate an elderly resident. The existing front porch will also be extended to create a continuous visual line across the façade.
16. The extension protrudes 5m from the existing stone face of the front wall, and 2.5m from the end of the porch overhang. The extension is to the south-west which faces adjacent greenery and is situated away from the lane leading to Crow Hill.
17. The extension features a lean to slate gable roof and is of stone construction, both to match the existing building and local vernacular.
18. The windows to the extension will match the design of the second storey windows directly above. Heads, cills and surrounds will be made from stone to match the existing building.

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### SECTION 4: HERITAGE IMPACT

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19. The proposal represents a limited increase of approximately 16% over the volume of the existing dwelling, which should be acceptable in terms of green belt policy. This relatively modest increase ensures that the development remains proportionate and visually subordinate to the host property. It would not overwhelm the original building or materially alter its established scale, form or character.
20. The proposed development relates to the extension to the west of the existing building. The drive separates the dwelling from the roadside of Carrs Road and is adequately screened by the surrounding treescape. The trees will not be affected by the proposed development.

21. The proposed windows will be Kommerling colour 'Cream' which will match the existing building.
22. The extension is subservient to the existing building and previous side extension; it is reflective of the character of the Marsden Conservation Area.
23. The habitable extension will be majorly screened by the existing porch structure. The proposed porch overhang will create continuity, reducing any potential visual impact from the lane.
24. The character defined by the Marsden Conservation Area Appraisal will not be affected by this development.

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SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK  
(NPPF)

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25. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
26. Paragraph 200 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
27. Paragraph 212 of the NPPF sets out that local planning authorities should look for Area, and with the setting of heritage asset, to enhance or better reveal their significance.
28. Paragraph 201 of the NPPF sets out that *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
29. The site is identified within the Kirklees Local Plan as being within Marsden Conservation Area which contains various listed and unlisted properties, with proximity to the Green Belt and Marsden Moor - National Trust.
30. Policy LP12.6 in justification for renewable and low carbon energy, states *'The NPPF requires Local Plans to plan positively to deliver renewable and low carbon technology developments. This is to help tackle climate change and address the environmental role of planning as set out in the NPPF. This helps to meet the UK's legally binding target to reduce carbon emissions by 80% on 1990 levels by 2050.'*

31. Policy LP12.6 highlights the desire for green energy in Kirklees: *‘Renewable and low carbon technologies can be incorporated effectively into building design and this is encouraged in the Local Plan Design Policy. Furthermore Building Regulations require new developments to incorporate carbon saving through design and construction methods.’*
32. Section 14 and Policy LP35 in the local plan sets out the targets for conservation of the historic environment. The primary expectation is for proposals to conserve heritage assets in an appropriate manner to their significance.
33. Policy LP35 states that *consideration should be given to the need to ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.*
34. The supporting text explains in 14.6 that *‘Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.’*

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#### SECTION 6: CONCLUSION

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35. The proposal does not impact the Conservation Area, or the defining characteristics listed. The proposal is significantly removed from Carr’s Road and public view.
36. Because of the sites detached location from the road, the proposal has no impact on the street scene of the neighbouring buildings. The proposal will not take away any visual amenity which the Conservation Area provides.
37. The proposal allows for a suitable habitable ground floor residence to allow an elderly person to retain autonomy. This will be beneficial to the user and retain future usability of the dwelling.
38. The extensions are sympathetic in scale to the existing house and complimentary of the appearance of the dwelling.
39. The proposed external materials will closely match those of the host dwelling in terms of colour, type, texture, coursing and detailing and integrate successfully with the existing.
40. The proposed development will have no impact upon the character and the setting of the Conservation Area.



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