

ENVIRONMENT

23 Far Dene, Kirkburton
Huddersfield, HD8 0QZ

Proposed Two Storey and
Side Extensions

Built Heritage Statement

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1. INTRODUCTION

- 1.1 This Statement sets out an assessment of the potential impact upon the built historic environment arising from proposals for the extension of No. 23 Far Dene, Kirkburton, Huddersfield, HD8 0QZ. The proposals, comprising a two-storey and side extensions to the existing dwelling are to be the subject of a full planning application to be submitted to Kirklees Council. The location of the Site is shown at Figure 1.1.



Figure 1.1: Site Extent

- 1.2 The existing Site comprises an existing 2-storey house constructed in two bay in the early to mid-19th century in a hammer dressed stone with stone slate roof covering. The house is located to the north side of Far Dene set back behind a low stone wall with garden land to the rear, stepping up to the north-east to the boundary with Primrose Lane. Surrounding land use is residential and characterised by a mix of detached, semi-detached and terraced properties.
- 1.3 No designated or non-designated built heritage assets fall within the Site although it is located within the Highburton Conservation Area. The building adjoins the Grade II Listed Building, No. 21 Far Dene (list entry number 1183693) to the north-west, an early to mid-19th century weaver's cottage now house. Also, to the north-west is Darnley Cottage, a Grade II Listed Building (1313295) of similar dating and also originally a weaver's cottage. The nature and extent of potential impacts upon these heritage assets is assessed within this Statement.
- 1.4 In preparing the assessment of potential impacts regard is had to guidance contained within paragraph 194 of the National Planning Policy Framework (the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:

“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.”

1.5 The Statement is structured as follows:

Section 2 – Policy and Assessment Guidance

Summarises the principal policy guidance at national level relevant to the development proposals and the approach taken to the assessment including baseline data sources and criteria used.

Section 3 – Baseline Assessment and Scoping

Summarises baseline data and identifies those assets, both designated and non-designated, potentially affected by the development of the site.

Section 4 – Assessment of Significance and Development Impact

Provides an assessment of the heritage significance of those heritage assets potentially affected and considers potential development impacts upon this significance having regard to relevant national planning policy and guidance.

1.6 The Statement is based primarily on published information and informed by field survey, undertaken in October 2022. The Statement considers potential built heritage issues and does not assess archaeological potential.

2. POLICY AND ASSESSMENT GUIDANCE

Legislative Background

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) sets out the principal statutory instruments which must be considered by the decision-taker in the determination of any application affecting a listed building or conservation area.
- 2.2 Section 66 of the 1990 Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.3 Section 69 of the 1990 Act allows local planning authorities to designate conservation areas. These are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that in the exercise of planning duties by an authority special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy and Historic England Guidance

- 2.4 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (paragraph 8). It indicates that 'great weight' should be given to the conservation of designated heritage assets (paragraph 199), conservation being defined as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"* (Annex 2: Glossary).
- 2.5 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
- 2.6 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

"A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of

significance, an opportunity to describe what matters and why, in terms of heritage significance."

2.7 HEAN12 advocates a stage approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

2.8 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset consideration may need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

2.9 In considering the extent of harm, Paragraph 200 of the Framework states that any harm to, or loss of, the significance of a designated heritage asset should require 'clear and convincing justification'. Paragraph 201 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss."

2.10 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 202, that authorities should weigh the public benefits of the proposal against the harm identified.

2.11 Paragraph 203 of the Framework indicates that the effect of a development on the significance of a non-designated heritage assets should be taken into account in determining applications. In making such a determination a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.12 Paragraph 206 indicates that local planning authorities should look for opportunities with and within Conservation Areas and World Heritage Sites and within the setting of

heritage assets to enhance or better their significance. Proposals which preserve those elements of setting which make a positive contribution to the asset should be treated favourably. The Framework notes that the loss of a building, or other element, which makes a positive contribution to the significance of a Conservation Area or World Heritage Site should be treated as either substantial or less than substantial harm taking into account the relative significance of the element affected and its contribution to the relative asset as a whole.

2.13 Paragraph 198 of the Framework states that, in considering applications to remove or alter, amongst other things, a historic plaque, memorial or monument (whether listed or not) local planning authorities should have regard to the importance of their retention in situ and, where appropriate of explained their historic and social context rather than removal.

2.14 In any assessment it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework 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.”

2.15 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

2.16 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

3. BASELINE ASSESSMENT

3.1 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.2 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- Kirklees Council adopted and informal adopted and informal guidance
- The West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.3 Baseline data and background information is summarised below.

Recorded Built Heritage Assets

3.4 The NHLE records two designated heritage assets in relatively close proximity to the Site:

21 Far Dene, Highburton

Grade II Listed Building

List Entry Number 1183693

3.5 No. 21 Far Dene was added to the statutory list in 1984 and comprises an early 19th century weaver's house constructed in two-storeys in a hammer dressed stone with stone slate roof covering. The building is distinctive in its retained 13-light mullioned window to the first floor which provides evidence of its original function and use. The building adjoins No. 23 Far Dene to the south-east.

Darnley Cottage, 15 Far Dene, Highburton

Grade II Listed Building

List Entry Number 1313295

- 3.6 Darnley Cottage was added to the list in 2011 and comprises an early 19th century weaver's cottage constructed in two-storeys in a hammer dressed stone with stone slate roof. Reflecting the typology of the original use the building retains 6-light mullioned windows to first floor. The building is to the north-west of the site and adjoins the curtilage of No. 21 Far Dene.
- 3.7 No designated built heritage assets, as recorded on the NHLE, fall within the Site. Given the relatively small-scale nature of the development proposals no impacts upon other designated built heritage assets in the locality will arise.
- 3.8 The Site falls within the Highburton Conservation Area (Area No. 34) which takes in the historic core of settlement, focused upon the late 18th and 19th century textile trades, and extending along Town and Far Dene, Dene Fold and Primrose Lane. The Council has not published an appraisal of the Conservation Area.
- 3.9 No WYHER records relate to the Site. Darnley Cottage (MWY7856) is recorded and cross-references to the list description for the building. To the north-east, east of Primrose Lane, the site of Green Grove Mills (MWY2647) is recorded as a textile complex established in 1833-4 and comprising weaving shop, tentering shed, dye house, warehouse, power plant and workers cottages. The complex has now been converted to residential use and is arranged around Green Grove.
- 3.10 The WYHER also records the site of No. 2 Primrose Lane (MWY7468), a late 18th century cottage, now demolished, located to the south-east of the site. The Grade II Listed (1135396) numbers 31 and 33 Far Dean (MWY7469) are also recorded and noted as a pair of weaver's cottages dating to the mid-19th century.
- 3.11 The Historic England Research Record also records the site of Green Grove Mills (UID: 945617) and the site of a probable medieval market cross, retained as an original base with later shaft and head (UID: 49140).
- 3.12 Having regard to the baseline data it is considered that the proposed development will have potential to impact upon the significance of the Highburton Conservation Area and the setting to the adjoining Grade II Listed Building, No. 21 Far Dene.

Historic Mapping

- 3.13 Highburton is recorded in the Domesday Book of 1086 as *Bertone* and was the original focus of settlement that now comprises Kirkburton. Early settlement was around Far Dene and Towngate and emerged in a linear form and to the south around Slant Gate the site of a medieval market and retained a medieval period cross base. The settlement was originally agrarian based but emerged and expanded as a centre for the textile trade during the 18th and 19th centuries with expansion to the east, west and south of the original historic core.

- 3.14 The first edition Ordnance Survey (OS) map, published in 1854 based upon an 1849-50 survey, shows the construction of numbers 21 and 23 Far Dene on line with the road and with a wing extension to the rear of number 21. The land to the south-east is shown as an unbuilt plot and to the north-west Darnley Cottage is also shown. The Green Grove Mills complex is also shown to the north-east as a single ranged building with reservoirs/mill ponds to the east (Figure 2).



Figure 2: 1854 OS Map Extract

- 3.15 Subsequent mapping shows little change to the Site or house although a single storey porch extension was added during the latter half of the 20th century. The extent of garden land for number 23 was also increased to incorporate orchard or paddock land to the north and north-east. Suburban housing development also took place to the north-east and south of the Site and the plot of land to the south-east overbuilt in part by a detached garage and incorporated within garden land.

4. ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.1 A summary of the proposed development is set out below:

- The erection of a two-storey rear extension to the north side of the existing house to provide additional kitchen, bedroom and bathroom facilities. The extension will be constructed in stone with stone slate roof covering to match the existing building. New windows will incorporate stone heads and sills and at part ground floor incorporate full height glazing linking with the single storey side extension.
- The erection of single storey side extension to the south-east gable end of the house to provide garage and dining room space. The extension will be constructed in stone with a stone slate mono-pitch roof covering. A garage door will be set within the road facing gable end with door access to the garage to the south-east elevation. Full height glazing to the north gable will link with the glazing to the rear extension.

4.2 Full details of the development proposals will be provided in submission plans and documents including Design and Access Statement (). These are used as the basis for the assessment set out below.

Development Impact

- 4.3 Having regard to the baseline assessment set out in Section 3 it is considered that the principal impacts of the proposed development will be upon the significance, or character and appearance of the Highburton Conservation Area and upon the setting to the Grade II Listed Building, number 21 Far Dene which adjoins the site to the north-west.
- 4.4 Given the visual containment of the proposed extensions there will be no impacts upon the setting to the Grade II Listed Darnley Cottage to the north-west. The wider setting impacts of the development are considered in the context of the Conservation Area.
- 4.5 The assessment set out below has regard to relevant Framework and Historic England best practice guidance.

Highburton Conservation Area

- 4.6 The Highburton Conservation Area (No. 34) takes in the core of medieval and post-medieval settlement which was focused around Town Gate and Far Dene along with later 18th and 19th century development around Slant Gate, Dean Croft and Primrose Lane extending west towards Penistone Lane. The majority of buildings within the Area are in residential use and include characteristic weavers cottages and houses built in a vernacular style and typified by the incorporation of large multi-light mullioned windows at first floor. It includes the site of the Green Grove Mills textile complex to the north-east of the Site and a number of terraced workers houses addressing the main streets often set back from the road frontage. The north-western section of the Area, south of the

Site, incorporates later 19th century villa developments set with expansive grounds and trees and shrubs within garden area give a verdant quality. Retained buildings are predominantly in two-storeys and constructed in a dressed sandstone with stone slate roof coverings.

- 4.7 Number 23 Far Dene was constructed in the first half of the 19th century and reflects the vernacular character of the Conservation Area in its stone and stone slate construction and stone surrounds to window openings. The architectural quality of the building has to some degree been diluted by the later porch and rear single storey extensions and the insertion of later window openings to the south-east gable end. Window inserts have non-original UPVC lipped casement frames. The building façade is well represented in views from Far Dene and forms part of a row of 19th century weavers and workers cottages which include the Listed number 21 Far Dene and Darnley Cottage. These buildings, which step down with topography to the west, share group value which adds to the character of the street scene,
- 4.8 Given the comparatively early dating of number 23 and retained architectural interest, which reflects the vernacular character and appearance of the Conservation Area, it is considered that the building contributes positively to significance.
- 4.9 The proposed extensions will, in part, replace existing modern extensions to the rear of the house and will not significantly diminish the extent of garden land available to the property. The two-storey element will be subservient to the existing building with lowered ridge line and will be stepped in to the north allowing the original extent of the house to remain legible. This will also provide separation from the rear wing extension to the adjoining number 21 Far Dene. The rear extension will be screened and filtered in available views from Far Dene, by an existing modern garage building, stone retaining walls and domestic hedgerows on elevated ground to the south-east, and by ornamental shrubs and trees in garden land in views from Primrose Lane. Where the extension is visible, particularly from Primrose Lane, it will reflect the character of building lines with variations in ridge lines and roofscape typical of the Conservation Area.
- 4.10 The single storey extension to the south-east gable will have more prominence given its relationship with the road and will be viewed in the context of the existing building and adjoining number 21 Far Dene. The extension will be set back from the main façade which will allow the original house to remain legible and the scale and form of the extension, with mono-pitched roof, will be subservient and not challenge the visual prominence of the main building. Subject to detailing and material treatment to the garage door insert it is not considered that the extension will diminish the contribution made by the main house to the Conservation Area.
- 4.11 The proposed extensions will reflect the vernacular character of historic development within the Conservation Area and that off the main house and adjoining number 21 Far Dene. The extensions will be constructed in a coursed stone with stone slate roof covering and incorporate simple stone heads and sills to window openings, in keeping with the host building. Whilst the proposed garage door and full height glazing will be non-traditional elements, these elements will have limited visual impact. Overall the extensions, subject to detailing, will reflect the prevailing character of the Conservation Area and the variations in building plan form, scale and roofscape.

- 4.12 Subject to consideration of detailed design and material treatment the principle of the proposed extensions is considered to be acceptable and can be brought forward without harm to the significance of the Highburton Conservation Area.

21 Far Dene, Highburton

Grade II Listed Building

List Entry Number 1183693

- 4.13 Number 21 Far Dene adjoins number 23 to the north-west of the Site and, as noted above, shares group value as part of a significance assemblage of 19th century buildings along the north side of the road. The building is constructed in the vernacular style, in a coursed sandstone with stone slate roof, and retained the typical long-range multi-light mullioned window at first evidencing its origins as a weaver's cottage. The building is well represented in views from Far Dene and the rear elevation, which includes a wing extension, is partially represented in views from Primrose Lane.
- 4.14 The proposed extensions will remain subservient to both the host property and to the listed building and will not significantly impact upon views towards or from the building from Far Dene. Whilst the rear extension will mask views onto the south-east wall of the rear extension of the listed building in glimpsed and partial views from Primrose Lane the existing elevation is blank and has limited architectural interest. As such the extension will not impact upon the principal architectural interest of the building and, given the set back of the new structure the extent of form of the wing extension will remain legible.
- 4.15 Overall no harmful impact is assessed in respect of the setting to number 21 Far Dene.

5. CONCLUSION

- 5.1 The Statement has assessed the potential impacts upon the built historic environment arising from the proposed one and two-storey extension of number 23 Far Dene, Highburton. It is considered that these impacts will principally relate to those upon the Highburton Conservation Area and upon the setting to the Grade II Listed Building, number 21 Far Dene, which adjoins to Site to the north-west.
- 5.2 The assessment indicates that, in principle, the extensions can be accommodated without harm to the significance of these assets subject to consideration of design and material detail. The extensions will reflect the historical variation in building plan form and roofscape typical of the Conservation Area and will remain subservient to both the host building and listed building. The form, scale and material treatment of the new extensions will be in keeping with the vernacular style of properties adjoining the Site and within the wider Conservation Area.
- 5.3 It is considered that the development can be brought forward without harm to the built historic environment in accordance with policy guidance and the provisions of the 1990 Act.

