

Consultation Response from KC, Conservation and Design
2020/93308 Former Spotted Cow Pub, New Hey Road, Huddersfield, HD3 4BU
Erection of an A1 foodstore with associated parking, servicing areas and landscaping
Date Responded: 21/12/20 | Responding Officer: Craig McHugh | Responding Ref: HUD 26/962
Summary

The proposed development is a large foodstore within a residential area to the north of New Hey Road. Conservation and Design object to the proposed development on heritage and design grounds, particularly with regards to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP24 and LP35 of the Local Plan and paragraphs 193, 194 and 196 of the National Planning Policy Framework.

The proposed development would cause moderate harm to the setting of nos. 390 and 398 New Hey Road and slight harm to Salendine Nook Baptist Church. Clear and convincing justification is required for that harm and the public benefits of the development must be demonstrated to outweigh it.

The development would be a large slab building set within a substantial retaining structure with a hard-landscaped car park to the front. It would be detailed with large expanses of glazing, white render, grey cladding and a 6m flagpole advertisement. This would not respect or enhance the character of the existing townscape. The scale of the engineering operations necessary to carry out the development would entail environmental impacts that could not be considered highly sustainable.

Significance of the heritage assets affected and character of the area

For clarity, the relative contribution different elements of a heritage asset's setting make to its significance are here categorised as either *critical*, *contributes*, *part of*, *neutral* or *detrimental*.

Nos. 390 and 398 New Hey Road are separately listed grade II. No. 398 dates from the 18th century, whilst no.390 is dated to the early 19th century. They are vernacular buildings with features including hammer-dress stone walling, kneelers, mullioned windows, tie stones to doorways and stone brackets to the gutters. The 1854 Ordnance Survey map shows that they formed part of the hamlet of Nook, which was isolated in a largely rural setting. Tents are shown to the northwest of the hamlet on the map indicating that domestic weaving was being undertaken at that time. A track is also shown leading to a well and then on to the nearby farm of Deer's Croft (no longer extant). Remnants of that rural character *contribute* to the setting of Nos. 390 and 398 New Hey Road including drystone walls, the unmade track to west of no.398, trees lining the boundary of the development site, the open rural character of the development site and remaining stone-built dwellings and outbuildings. There is a particular sense of character to the unmade track with the buildings about it forming a strong sense of enclosure which is contrasted with the openness of the development site.

Salendine Nook Baptist Chapel is listed grade II and dates from 1843, it was enlarged in 1893. It is the parent Baptist Chapel of Huddersfield. The current building is the third place of worship to stand on this site, which has been important to the wider development of Baptism in Huddersfield. The building is designed in a classical style with its front elevation to the west. It is set within an extensive burial grounds, which are *critical* to its setting which contains some fine, mostly mid-19th century tombs and some good neo-classical obelisks and pillars. The proposed development site is adjacent to the east boundary of the burial ground, which is formed by a low drystone wall and deciduous trees. The proposed development site makes a *neutral* contribution to the setting of the Chapel although the recent grey painted site fencing is *detrimental* to its setting, particularly in the northeast corner of the

burial ground.

The proposed development is not considered to affect the lamp post by west door of Salendine Nook Baptist Chapel, gate piers at entrance to churchyard of Salendine Nook Baptist Chapel and Nos. 91 and 93, Moor Hill Road, all of which are listed grade II.

The proposed development site is bounded to the north by a 20th-century housing estate at the top of the hill (Deer Croft Crescent), to the east by the former hamlet of Nook, to the south by New Hey Road, beyond which is a modern housing estate and to the west by a new housing site. The surrounding development is fine grained and small scale (single or two storeys, detached, semi-detached or short terraced rows). Further away are the Salendine Nook Secondary School and New College, which are set back from New Hey Road with playing fields to the front and Salendine Nook Baptist Chapel, which is set in extensive burial grounds.

Impact of the proposals on significance and local character

The proposed development is as a food store. It comprises a single slab building up to 7m high with a gross external area of 2142 square metres, retaining structures up to 9m high and parking area for 113 cars, landscaping and signage.

The development would not respect the grain, scale, form, and details of surrounding development and would be a prominent commercial building in the surrounding townscape, which has a strong residential character. It would create a large hard surfaced void in the townscape, where building lines close to the street and green open spaces are characteristic. The building would be one large slab, where finer grained development and small footprints are predominant. Large expanses of glazing, white render, grey cladding and a 6m flagpole advertisement would be introduced, where no similar materials or adverts are visible within the immediate surroundings.

Of particular concern is the scale of the retaining structures necessary to enable the development and the manmade stepped profile they would create. In places this would be 2-3m above existing ground levels and topped by a 1.5m timber fence. The submitted Heritage Impact Assessment does not consider the impact of this retaining structure on the setting of the affected heritage assets, which as the elevations (Proposed Retaining Wall Elevations Drawing P406) show will in places be much higher than the building itself.. The existing grey site fencing is obtrusive in the setting of both Salendine Nook Baptist Church and 390 and 398 New Hey Road and this is sited on current ground levels. The retaining structure will also impact on the local townscape of New Hey Road and dominate the environment in the car park below them.

With regards to nos. 390 and 398 New Hey Road, the proposed development would cause moderate harm to their setting by introducing modern large scale development , hard landscaping and engineering structures into views along the unmade track and footpath through to Deer Croft Crescent to the west of no.398. With regards to the Salendine Nook Baptist Chapel the boundary fence and retaining structure would introduce permanent features that would detract from and cause slight harm to its setting.

Relevant Policies/Guidance

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority 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. Policy LP35 of the Local Plan requires that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset. The remaining rural elements of the setting of nos. 390 and 398 *contribute* to their significance, the proposed development fails to preserve or enhance

their setting and thereby their significance.

The NPPF requires that great weight is given to the conservation of heritage assets, that clear and convincing justification is provided for any harm and that the harm is weighed against the public benefits of the proposal (paras. 193, 194 and 196). The proposed development is allocated for housing in order to meet Kirklees' identified housing need. The proposed development would result in harm to heritage assets and a departure from the Local Plan.

Policy LP24 requires that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape. The large single slab building set within a substantial engineered retaining structure with a hard landscaped car park to front detailed with large expanses of glazing, white render, grey cladding and a 6m flagpole advertisement would not respect or enhance the character of the townscape and the setting of the affected heritage assets.

Policy LP24 also requires that proposals promote high levels of sustainability, to a degree proportionate to the proposal. The environmental impact of this scale of engineering operation should also be taken into account with regards to the Council's commitment to reduce carbon emissions. That such works are necessary is evidence of the fact that this steeply sloping site is not suitable for development which requires a large level floor area and will come at a significant environmental cost from transport emissions (earth and rock removed from site, materials imported) and from the engineering operations themselves.

Conclusion

Conservation and Design object to the proposed development on heritage and design grounds, particularly with regards to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP24 and LP35 of the Local Plan and paragraphs 193, 194 and 196 of the National Planning Policy Framework. The proposed development would cause moderate harm to the setting of nos 390 and 298 New Hey Road and slight harm to Salendine Nook Baptist Church. Clear and convincing justification is required for that harm and the public benefits of the development and departing from the Local Plan must be demonstrated to outweigh it. The proposed development would not be in keeping with the local townscape and would not be highly sustainable due to the extensive engineering operations required to convert a sloping site to a level one.

Recommendations

The application should be refused or withdrawn by the applicant.

Craig McHugh, IHBC
Senior Conservation and Design Officer