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Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

PROPOSED DEVELOPMENT AT WASHPIT MILLS, CHOPPARDS LANE, HOLMFIRTH

December 17

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1. INTRODUCTION

- 1.1 This statement is produced in support of a revised planning application for the re-development of Washpit Mills for a mixed residential and commercial use.

2. PLANNING POLICY AND STATUTORY CONTEXT

- 2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises of a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.3 The NPPF defines a heritage asset as buildings, monuments, sites, places, areas or landscapes. Assets can be designated, such as a conservation area, which is the relevant historic interest in the case of this development. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.
- 2.4 Paragraph 128 advises 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 2.5 Paragraph 132 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

3. ASSESSMENT

- 3.1 The listed building on the site will be retained and converted with limited internal and external alterations to use as a private gymnasium facility for residents and employees on the development site.
- 3.2 The ancillary buildings to be demolished and retained are shown on the site layout plan.
- 3.3 The retained buildings are to the north west of the listed building and are viable in terms of condition and infrastructure for reuse as part of the comprehensive redevelopment of the Mill complex. Their retention would assist in the understanding and preservation of the historic character and setting of the site as a whole.
- 3.4 The buildings to be demolished are significantly later additions to the complex. There is a green clad steel framed building attached to the northern elevation of the listed building beyond which are other industrial sheds, partly stone faced, extending further northwards toward the boundary with Green Lane. Although of some limited architectural merit their retention is not considered to be necessary in historic terms and their removal would serve to enhance the setting of the converted listed building.

- 3.5 A later addition to Block D which is of no architectural merit in terms of appearance or design, is also proposed for removal. Similarly, a stone structure added onto Block E and positioned adjacent to the Green Lane boundary as the site rises to the west is not of any significant merit to warrant retention.

4. JUSTIFICATION FOR WORKS

- 4.1 The proposals in terms of their physical impact on the listed building relate to minor external and internal works.
- 4.2 The existing internal layout is predominantly open plan and accordingly some level of alteration is necessary to form a viable long term use for the building. There is no removal of existing internal features however. Externally existing window and door openings are retained and where new openings are proposed these are complimentary to the appearance and character of the existing fenestration.