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HERITAGE IMPACT ASSESSMENT

The Cottage, Gledhow

Prepared by:

Holly Gerrard BA MA
Heritage Consultant
ID Planning

On behalf of:

Mr John Hope

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Author:

Holly Gerrard BA MA
Heritage Consultant

1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared on behalf of Mr John Hope in support of a revised application for full planning permission for the alteration of an existing dwelling and the erection of one four-bedroom new dwelling and laying out of an associated drive and garden areas within the garden curtilage at The Cottage, Gledhow Lane, Gledhow, Leeds, LS8 1NQ (**Plate 1**).
- 1.2 The Cottage is not statutorily designated but is located within the boundary of the Gledhow Valley Conservation Area and is identified, in part, as a 'positive structure' in the Gledhow Valley Conservation Area Appraisal (2006). Conservation areas are 'designated heritage assets' and are afforded protection both in law and planning policy.
- 1.3 Paragraph 194 of the National Planning Policy Framework ('NPPF') requires applicants to describe the significance of any heritage assets affected by a development proposal with a view to understanding the potential impact upon their significance. This Heritage Impact Assessment aims to satisfy the requirements of NPPF Paragraph 194.

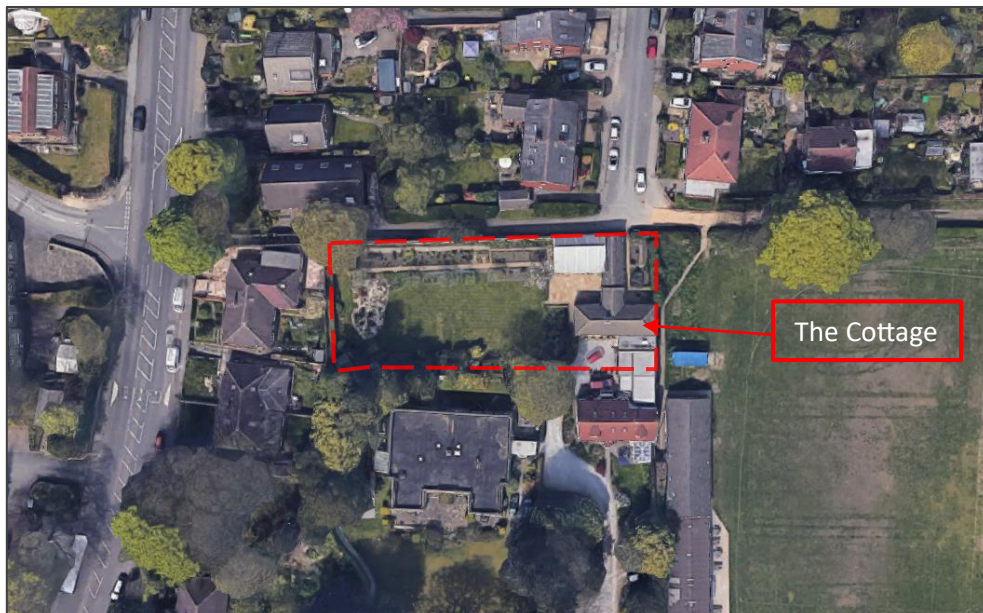


Plate 1 – Aerial view of the application site.

2.0 Planning Policy Context

- 2.1 As set out in Section 1, The Cottage is located within the boundary of the Gledhow Valley Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes “with respect to any buildings or other land within a conservation area... special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Relevant National Planning Policy and Guidance

- 2.2 The NPPF was revised in September 2023 and sets out planning policies for England and how they should be applied. It establishes that the purpose of the planning system is to contribute to the achievement of sustainable development by pursuing three interdependent objectives, which are economic, social and environmental. It is considered that the historic environment poses implications and opportunities for the achievement of sustainable development in relation to all three objectives.
- 2.3 Section 16 of the NPPF relates specifically to ‘conserving and enhancing the historic environment.’ Paragraph 189 establishes that heritage assets are “an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 2.4 NPPF Paragraph 194 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”
- 2.5 The NPPF defines heritage ‘significance’ as “the value of a heritage asset to this and future generations because of its heritage interest. The 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 The ‘setting of a heritage asset’ is defined in the NPPF 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.”
- 2.7 The NPPF does not have a definition for archaeological, architectural, artistic or historic interest with respect to heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCMS 2018) provides the following definitions:

Architectural interest – “to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques... and significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.”

Historic interest – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”

- 2.8 Historic England's *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories, which are broadly comparable with those expressed in the NPPF:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

- 2.9 Paragraph 197 of the NPPF states “in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.”

- 2.10 NPPF Paragraph 199 relates to development proposals affecting designated heritage assets such as conservation areas. It states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.11 NPPF Paragraph 200 states “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

- 2.12 NPPF Paragraph 201 establishes that “where a development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefits of bringing the site back into use.”

- 2.13 NPPF Paragraph 202 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 2.14 NPPF Paragraph 206 establishes that “local planning authorities should look for opportunities for new development within conservation areas... to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”
- 2.15 NPPF Paragraph 207 states “not all elements of a Conservation Area... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area... as a whole.”

Local Planning Policy

Statutory Development Plan

- 2.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.17 The statutory development plan for Leeds consists of the Leeds Core Strategy as amended by the Core Strategy Selective Review (2019), saved Unitary Development Plan Review Policies (2006), Site Allocations Plan (2019), the Natural Resources & Waste Local Plan including revised policies Minerals 13 and 14 (2015) and made Neighbourhood Plans.

The Leeds Core Strategy as amended by the CSSR

- 2.18 The Core Strategy is the main strategic document within the Local Plan for Leeds and sets out the strategic policy framework for the district to 2028 and a housing requirement to 2033. All other local development framework documents will be directly guided by its policies.
- 2.19 Policy P10 of the Core Strategy relates to design. It requires new development to be based on thorough contextual analysis and to provide good design that is appropriate to its location, scale and function. It states that “developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing.”
- 2.20 Part (ii) of Policy P10 underlines that proposals will be supported where “the development protects and enhances the district’s existing, historic and natural assets, in particular, historic and natural site features and locally important buildings, spaces, skylines and views.”
- 2.21 Core Strategy Policy P11 relates to conservation of the historic environment. It underlines that the historic environment, consisting of archaeological remains, historic buildings, townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced. The policy notes particular elements which are considered to give Leeds its distinct identity, including:
- The Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices, within the city centre and the urban grain of yards and alleys,

- The nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing,
- Its legacy of country houses, public parks, gardens and cemeteries,
- The 19th century transport network, including the Leeds and Liverpool Canal.

2.22 Policy P11 reiterates some of the policy requirements set out in the NPPF. It states that “development proposals will be expected to demonstrate a full understanding of historic assets affected, including any known or potential archaeological remains. Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.”

2.23 Policy P12 is concerned with the urban and natural landscape. It states “the character, quality and biodiversity of Leeds’ townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process.”

3.0 Assessment of Significance

- 3.1 This section seeks to describe the significance of the Gledhow Valley Conservation Area as a designated heritage asset, focussing on the contribution of The Cottage, with a view to understanding the impact of the proposed development in accordance with NPPF Paragraph 194 and Policy P11 of the Leeds Core Strategy.
- 3.2 It provides a brief overview of the history of the settlement of Gledhow insofar as it relates to the historical development of the application site. This is followed by a discussion of the significance of The Cottage and the nature of its contribution to the character and appearance of the Gledhow Valley Conservation Area.

Historical context

- 3.3 Over the course of the 12th century, large swathes of land surrounding the monastic farm at Allerton Grange were purchased by the monks of Kirkstall Abbey, including the land on which the modern suburban settlement of Gledhow would eventually develop. This land was seized in its entirety by the Crown upon the dissolution of Kirkstall Abbey in 1549 and an area to the west of Gledhow Lane was later purchased in 1601 by John Thwaites for the construction of Gledhow Hall (now Grade II* listed).
- 3.4 Before the construction of Gledhow Hall, Gledhow was singularly rural in character and the early roads, which predate any of the standing buildings, served as long lines of communication between dispersed rural communities. Gledhow Hall was built next to the crossroads between the historic routes of Gledhow Lane and Lidgett Lane, which would later form the nucleus of the settlement as it began to develop in the 17th and 18th centuries. Gledhow is shown as a small rural settlement in Jeffreys' 1771 map of Yorkshire (**Plate 2**).

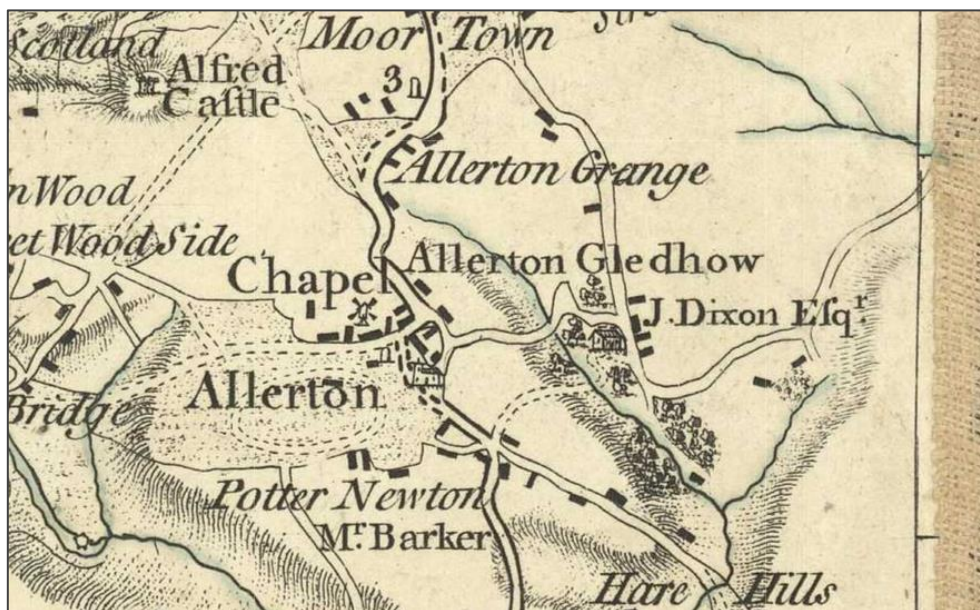


Plate 2 – Extract from Thomas Jeffreys' Map of Yorkshire, 1771.

- 3.5 The 1851 OS map (**Plate 3**) reflects how the settlement of Gledhow remained semi-rural in character into the 19th century and continued to be nucleated around the junction between Gledhow Lane and Lidgett Lane. A detached dwelling with ancillary outbuildings, known as Gledhow Lodge, was built to the east of the junction at some time prior to the survey of the 1851 OS map, probably during the late 18th or early 19th century. The application site is located to the northeast of the site of Gledhow Lodge and seems to have remained undeveloped at this time, except for a footpath. It had become part of the walled garden of Gledhow Lodge by the time of the survey of the 1893 OS map (**Plate 4**).



Plate 3 – Extract from OS County Series Map of Yorkshire, 1851, 6 inches to the mile.

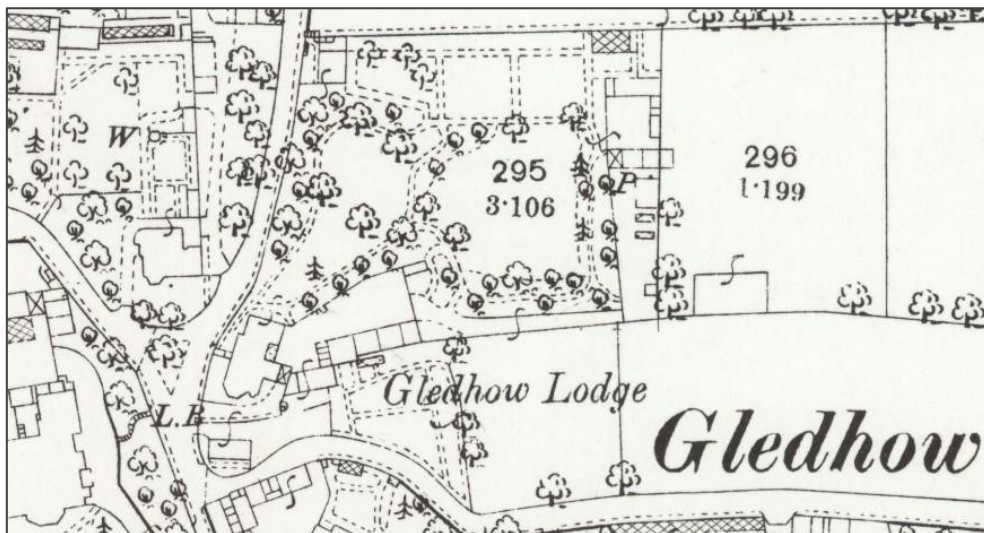


Plate 4 – Extract from OS County Series Map of Yorkshire, 1893, 25 inches to the mile.

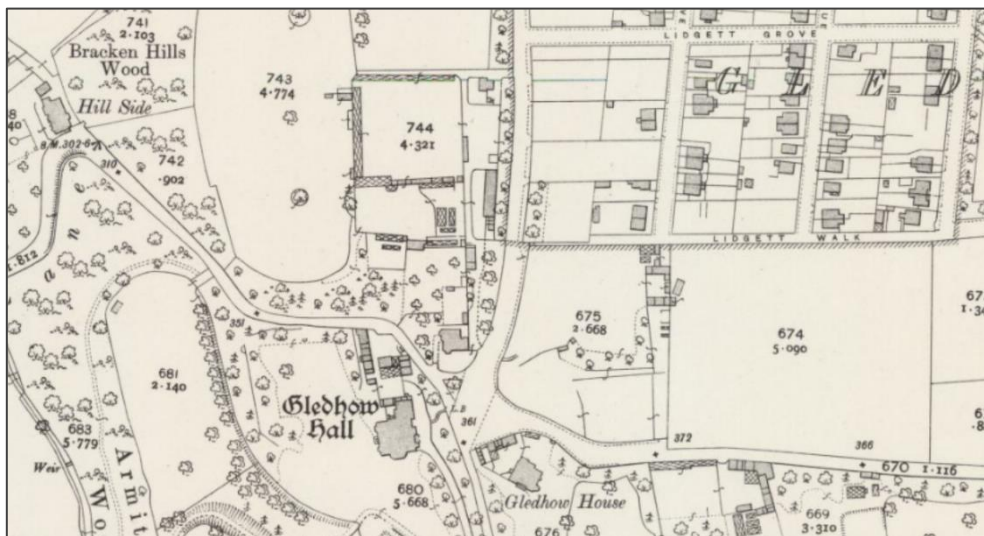


Plate 5 – Extract from OS County Series Map of Yorkshire, 1908, 25 inches to the mile.

- 3.6 The garden is shown to have been semi-formal in configuration, with a network of paths leading from Gledhow Lodge and its immediate ancillary outbuildings in the southwest corner of the plot through a grassed and tree-filled garden to a series of further outbuildings in the northeast corner. One of these northeastern outbuildings would later be extended to form The Cottage. The 1893 OS map also shows a greenhouse attached to the north garden wall and adjacent to two square areas of land delineated by footpaths, which may have been a kitchen garden or some other, more decorative form of formal garden space.
- 3.7 The suburban development of Gledhow was later and slower by comparison with nearby Roundhay and Chapel Allerton, which developed rapidly during the 1880s and 1890s. The open land to the east of Lidgett Lane was an early focus for the suburban expansion of the settlement. This new development included a mixture of detached and semi-detached properties set on an uncharacteristic grid plan (**Plate 5**).
- 3.8 The 1908 OS map reveals how Gledhow Lodge, and the immediate ancillary outbuildings were demolished around the turn of the 20th century. However, the outbuildings to the northeast of the former walled garden were spared (**Plate 6**). Other remnants of the semi-formal garden, such as footpaths, trees and subdividing walls were also removed and with them our ability to appreciate the historic layout and character of the former garden. It is assumed that the range of outbuildings that would later form part of The Cottage had begun to be used as a standalone dwelling by this time, possibly with an access from Lidgett Walk. A small extension had been added on the north side of this range, giving it a T-shaped plan, alongside a second, smaller greenhouse.

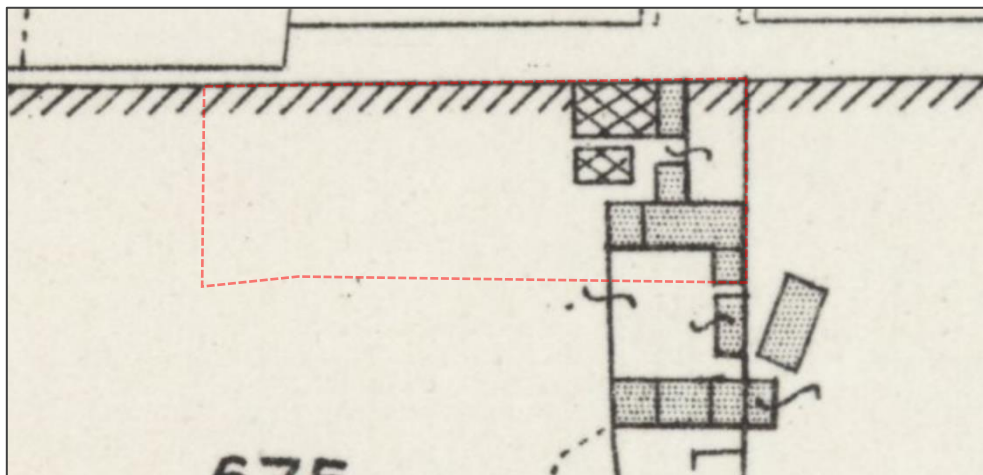


Plate 6 – Extract from OS County Series Map of Yorkshire, 1908, 25 inches to the mile.

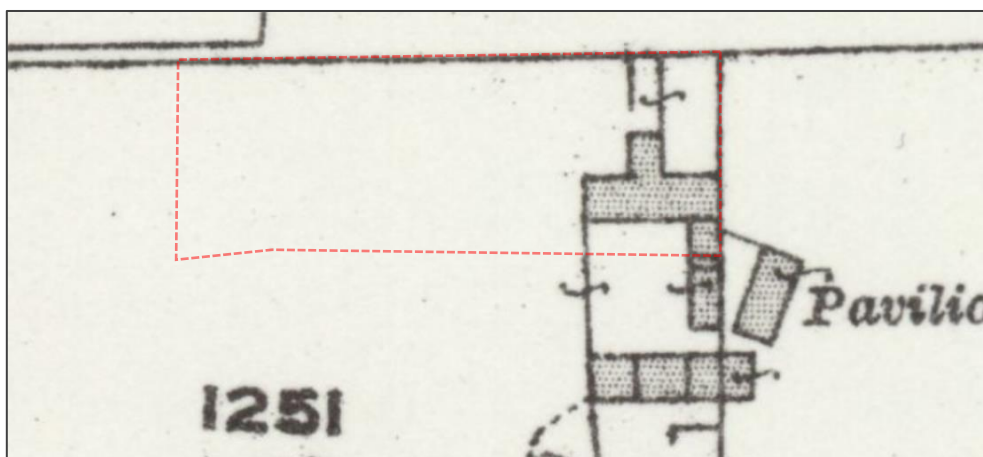


Plate 7 – Extract from OS County Series Map of Yorkshire, 1921, 25 inches to the mile.

- 3.9 The 1921 OS map (**Plate 7**) reflects the demolition of the two greenhouses and an adjoining outbuilding in the c. 1910s. The outbuilding and large greenhouse were rebuilt in the same location shortly after and prior to the survey of the 1936 OS map (**Plate 8**), along with a new smaller greenhouse to the west. The replacement greenhouse is believed to be the same structure that now forms part of The Cottage.

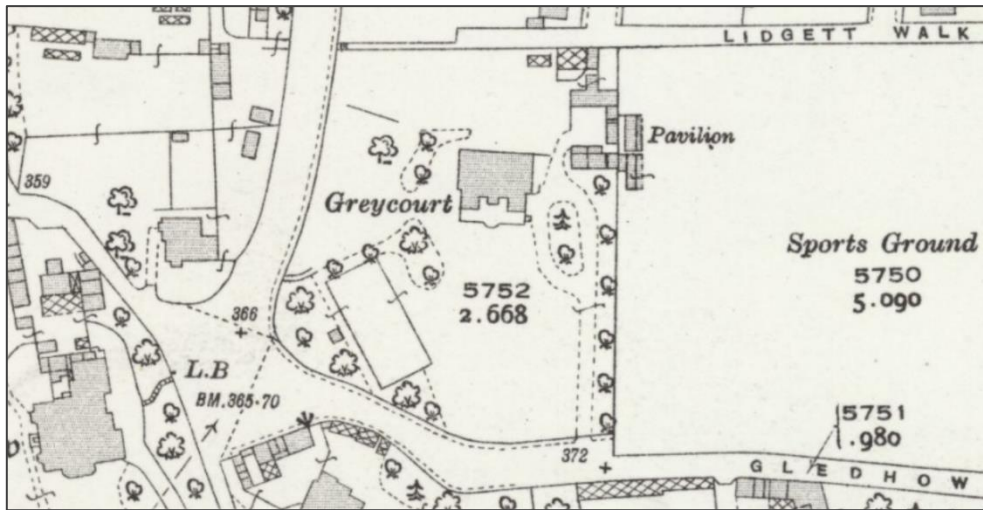


Plate 8 – Extract from OS County Series Map of Yorkshire, 1936, 25 inches to the mile.

- 3.10 The 1936 OS map reflects the erection of a large single storey semi-detached dwelling known as 'Greycourt' to the southwest of the application site in the centre of the former walled garden of Gledhow Lodge. A drive was laid out at this time providing Greycourt, The Cottage and 'The Bungalow' (former outbuildings to the south of The Cottage) with a private connection to Gledhow Lane, and an area of land close to the road junction was enclosed possibly for use as tennis courts or bowling greens.
- 3.11 The former walled garden continued to be redeveloped for new housing during the second half of the 20th century, with the erection of a series of detached and semi-detached bungalows fronting Gledhow Lane (Nos. 126-134 evens) Lidgett Lane (Nos. 2-16 evens) (**Plate 9**). These developments have closed off previously available views towards the site from the south and west, while also formalising the rectangular boundary of the modern garden associated with The Cottage. As illustrated in **Plate 10**, the layout and composition of the site now bears very little resemblance to its historical precedent as garden land associated with the now demolished Gledhow Lodge.



Left **Plate 9** – Extract from OS County Series Map of Yorkshire, 1968, 6 inches to the mile.

Right **Plate 10** – Modern aerial view of the application site and its environs.

Significance and contribution to the Conservation Area

- 3.12 As set out above, The Cottage was formed out of the extension of some of the surviving outbuildings built within the former garden of Gledhow Lodge. The building has developed in stages and this phased development is reflected in its external appearance. **Plate 11** provides a general overview of the age and phasing of different parts of the building, based on cartographical evidence and an elementary building survey.

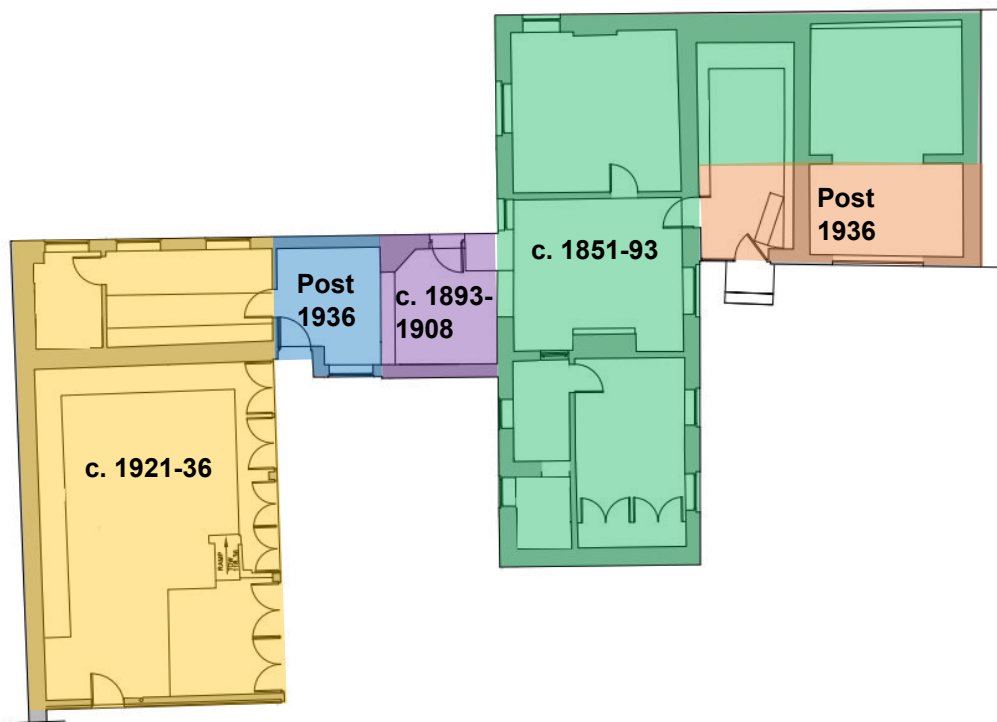


Plate 11 – Indicative phased ground floor plan of The Cottage.

- 3.13 The Cottage is mostly constructed of coursed squared sandstone beneath pitched slate roofs (**Plate 12**). The original windows and doors have largely been replaced in upvc, although most of the openings retain painted stone cills and lintels which add architectural interest. The former greenhouse walls are likely to have originally been glazed but have been infilled in a mixture of red brick and corrugated plastic sheeting. The roof, also likely to have been glazed, has been replaced in corrugated plastic sheeting (**Plate 13**).
- 3.14 In terms of its contribution to the Conservation Area, The Cottage is principally experienced from the north and east on Gledhow Wood Grove and Lidgett Walk (**Plate 14**), and to a lesser extent from with the adjacent playing fields (**Plate 15**). Views from the north are partially obstructed by the tall stone boundary wall, which is itself a positive feature of the Conservation Area. Longer distance views from the south and west, as previously discussed, are wholly obstructed by intervening dwellings, boundary treatments and trees, with the site only coming into view at the end of the private drive off Gledhow Lane.
- 3.15 The garden is not visible from outside of the site due to the screening effect of the existing buildings and tall stone boundary wall (**Plate 16**). While it remains free of built form, its historic character as part of the Gledhow Lodge walled garden has been wholly diminished as a result of the redevelopment of the surrounding land for residential dwellings. This, combined with the fact that the garden is not readily visible from outside



Left Plate 12 – View of The Cottage from within garden, facing east.



Right Plate 13 – View of The Cottage (greenhouse) from within garden, facing north.



Left Plate 14 – View towards The Cottage from Gledhow Wood Grove, facing south.



Right Plate 15 – View towards The Cottage from within the adjacent playing fields, facing west.



Plate 16 – View west along Lidgett Walk, taking in tall stone boundary wall to left.

of the site, means that it makes a very limited, neutral contribution to the character and appearance of the Conservation Area.

3.16 Overall, The Cottage is considered to make a minor positive contribution to the character and appearance of the Conservation Area as a result of its traditional materiality,

vernacular character and illustrative historical interest as a former outbuilding associated with Gledhow Lodge. This contribution is limited, however, by the restricted visibility of the building from public land and the legibility of the site within its wider historical context which has been substantially diminished by C20 developments. The rear garden, while being free from development, has lost its character as part of a C19 semi-formal planned garden and does not make a notable contribution to the character or appearance of the Conservation Area.

4.0 Proposed Development

- 4.1 The revised proposed development involves the sympathetic alteration of the The Cottage and the erection of one new four-bedroom dwelling to the west of the site, alongside associated hard and soft landscaping works. Full details of the scheme are contained within the updated Design & Access Statement and proposal drawings prepared by Bowman Riley Architects.

Alterations to existing dwelling

- 4.2 The proposals involve the partial dismantling and reconstruction of the existing garage and entrance hall to house a new entrance hall, study room/library and ensuite bedroom with skylights. This part of the building is faced in unsympathetic irregular rubble stone of a modern character, and it is proposed to use reclaimed stone from the site laid (more appropriately) in courses for the reconstruction. The existing multi-angled roof is also proposed to be replaced by a new hipped roof connecting to the roof of the main range with integrated skylights. The roof covering will match the existing. The existing finish floor level to the garage will be raised to the same level as the main entrance hall.
- 4.3 It is also proposed to remove the existing greenhouse (referred to as the 'summerhouse' in the Design & Access Statement) accompanied by the part removal of the adjoining C20 stone kitchen, bedroom and bathroom extensions to the northern end of the property. The greenhouse has been substantially altered with the addition of modern brickwork, upvc windows and doors and corrugated plastic sheet walls and roof and no longer reads as an historic structure. The C20 stone extensions were built in several phases and have a piecemeal character as a result. The replacement of these extensions with an extension which matches the existing stone coursing arrangement and pitched roof form will therefore improve the coherence of the overall building (Plate 17).

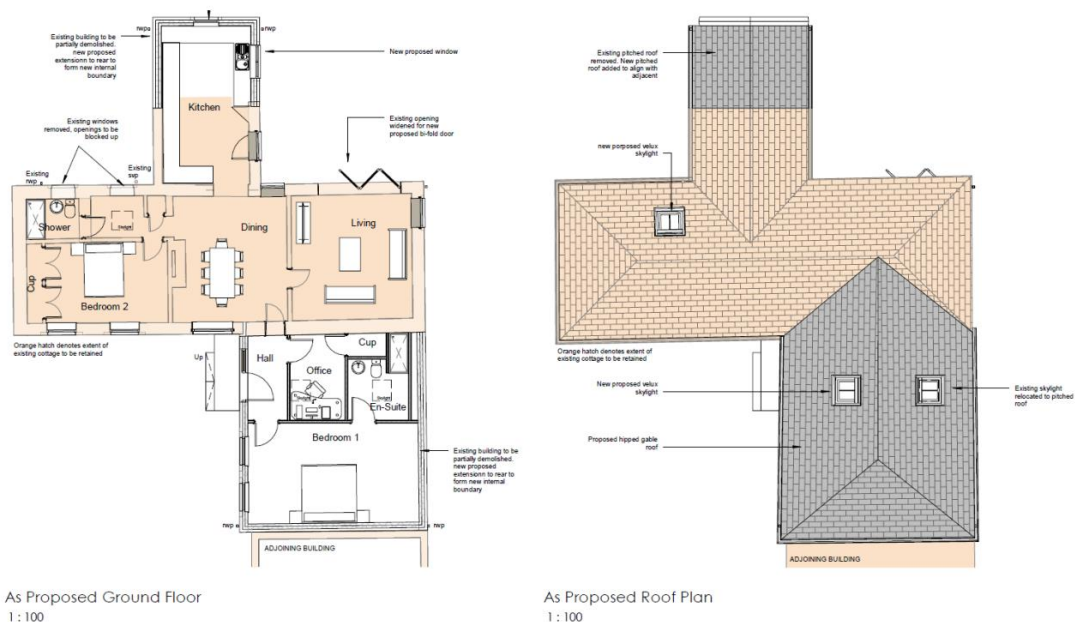


Plate 17 – Proposed ground floor and roof plans of The Cottage.

- 4.4 A number of further alterations are proposed, including the reconfiguration of the existing lounge and kitchen areas and the insertion of bi-folding doors in the north elevation of the C19 lateral range to provide access to the proposed garden area and the infilling of two existing windows in the same range. A total of three integrated velux rooflights would

also be inserted into the proposed hipped gable roof, as shown in **Plate 17**. All windows and doors in the property are to be upgraded and replaced to match existing and the interior of the property will be refurbished.

- 4.5 The proposed alterations to The Cottage have been considered to be acceptable in principle in the most recent Conservation Team consultations on 16 May 2023 in response to the Heritage Addendum, and all materials will be confirmed in conditions.
- 4.6 The land to the west of The Cottage will largely be given over to the proposed new dwelling, with a new formalised garden area being created to the northeast of the property (**Plate 18**). The Cottage would retain a private drive with space for the parking of two vehicles off the main shared drive. The perimeter of the proposed new garden area would also be strengthened with the erection of new stone wall to match the existing will also improve the aspect from outside of the site boundary.



New dwelling

- 4.7 The proposed new dwelling would be located to the west of The Cottage and within the existing garden area. The siting of the dwelling allows a formal courtyard to be created between the new dwelling and The Cottage, while also retaining a large proportion of the existing garden land to the south and west of the new dwelling. The dwelling would be two storeys in height. The first storey element will be set lower than the adjacent boundary wall. The second storey is positioned away from the stone wall with a low-level flat roof and cut corner. Elevations facing the road will be designed with coursed stone with punched faces to match the existing wall and to retain and enhance the visual aesthetic of the Conservation Area (**Plate 19**).

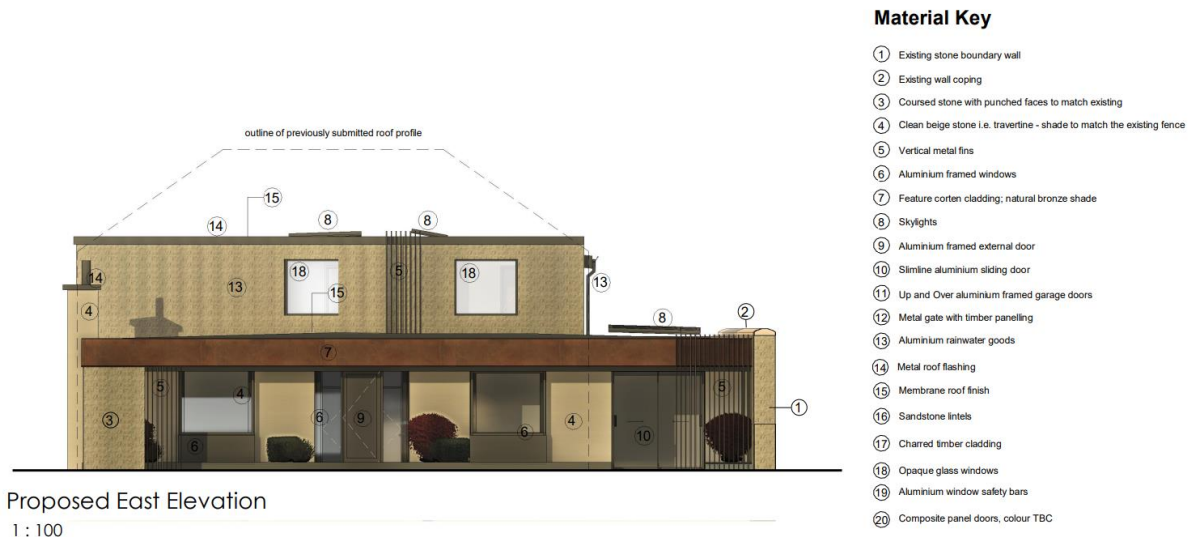


Plate 19 – Proposed east elevation of new dwelling.

- 4.8 The siting, scale and massing of the proposed dwelling has been designed with a view to minimising its visibility from outside of the site boundary and to be in-keeping with the scale of surrounding buildings (**Plate 19**). The perceived mass of the dwelling has been limited by capping its height at two storeys, incorporating a low-level roof form and including a single storey flat-roofed section along the northern boundary of the site, which will be concealed by the existing tall stone wall. New pedestrian access from Lidgett Walk is also proposed for daily use. The new dwelling is of contemporary style but the reuse of the existing materials such as York stone slabs and the retention and integration of aspects such as the iron cast gate and timber fences where possible reflects the immediate surroundings of the Conservation Area.
- 4.9 The reduction in height to the new build as compared to the previously submitted roof profile (**Plate 19**) has addressed conservation concerns around the impact of the development on the special character of the conservation area. The reduction in height to where the new build is screened predominantly from view by the historic wall has highlighted the revised plans committal to minimising the developments visual impact on the Conservation Area, thereby maintaining heritage significance. Full details on the key views towards the site can be found in the Design & Access Statement. These key views also address the comments of the slightly raised skylights. While they appear minorly visible from the proposed North Elevation drawings, they are not visible from any proposed views in the Design & Access Statement.
- 4.10 Details have also been provided on the junction detail in between the existing wall and the proposed new house. The foundation for the new house is to be independent and not surcharging the existing walls foundations. There will also be a cavity in between the existing wall and the new wall to allow for independent movements for both structures. Vertical flashing that will be chased onto the existing mortar joint will be placed at the building edges to protect water ingress into the cavity. There will therefore be minimal impact of the new development on the existing historic wall, and no significant harm to significance. Full detailed drawings are available in the documents accompanying this application (drawing no. 8669-BOW-ZZ-ZZ-DR-A-2105).

5.0 Impact Assessment

- 5.1 This section seeks to provide a summary of the likely impacts of the proposed development on the significance of the Gledhow Valley Conservation Area as a designated heritage asset, before considering these impacts within the context of relevant local and national planning policy.

Impact on the Gledhow Valley Conservation Area

Principle of development

- 5.2 As set out in Section 3, The Cottage developed in stages from the mid-19th century having originally been built as an ancillary outbuilding in connection with the now demolished Gledhow Lodge. To a moderate extent, The Cottage retains its traditional vernacular character and holds illustrative historical interest as a remnant of the C19 garden plot, although this interest has been diminished in part by later alterations and extensions (refer to **Plate 11**). In its current form, The Cottage is considered to make a minor positive contribution to the character and appearance of the Conservation Area but is not of sufficient interest to be treated as a non-designated heritage asset in its own right.
- 5.3 The garden land to the west of the existing dwelling, while being free from development, has lost its character as part of a C19 semi-formal planned garden and is not readily visible from within the Conservation Area due to the screening effect of surrounding dwellings and the tall stone boundary wall. It therefore makes a very limited, neutral contribution to the character and appearance of the Conservation Area and its development should be seen as acceptable in principle, subject to matters of design. The development has been agreed in principle with the LPA and design details regarding the impact of the site upon the significance and visual aesthetic of the Conservation Area have thoroughly considered the consultations with the Conservation Team.

Alterations to existing dwelling

- 5.4 The proposed alterations to The Cottage will retain the earliest and most historically significant sections of the dwelling (those shown in the 1893 OS map), while reversing a number of unsympathetic alterations and improving the external appearance of the dwelling to ensure coherence of materials and character.
- 5.5 NPPF Paragraph 207 underlines how not all elements of a Conservation Area necessarily contribute to its significance. The walling of the existing garage and entrance range is faced in random stone which is modern in character and contrasts with the traditional coursed stone arrangement sustained throughout the rest of the dwelling. The partial demolition and reconstruction of this part of the building is therefore considered to be a positive aspect of the scheme, offering the opportunity to be rebuilt using reclaimed stone from the site which is of a more appropriate character and matches the original cottage wall and surroundings.
- 5.6 Similarly, the greenhouse, while perhaps originally a positive feature of the site, has been substantially altered with the addition of modern brickwork, upvc windows and doors and corrugated plastic sheet walls and roof such that it no longer reads as an historic structure. The removal of this structure along with the part of the adjoining early C20 stone extensions is therefore also considered to be a positive aspect of the scheme. The replacement extension is proposed to be constructed in coursed stone and will extend the existing pitched roof form of the building (**Plate 20**). As such, it will maintain the existing character of the dwelling and would have a positive effect on the character and appearance of the Conservation Area as the removal of the unsightly current building that stands above the stone wall and the construction of a concealed new

structure would improve visual attractiveness from key views outlined in the Design & Access Statement.

- 5.7 The insertion of bi-folding doors in the north elevation of the lateral range will introduce a modern feature to this elevation. However, the doors are in a well-contained and inconspicuous part of the site, particularly within the context of the proposal to upgrade the north and east boundary walls in stone. The bi-folding doors would allow for a direct access and flow between the proposed living room and private garden and are therefore considered to be important for residential amenity.

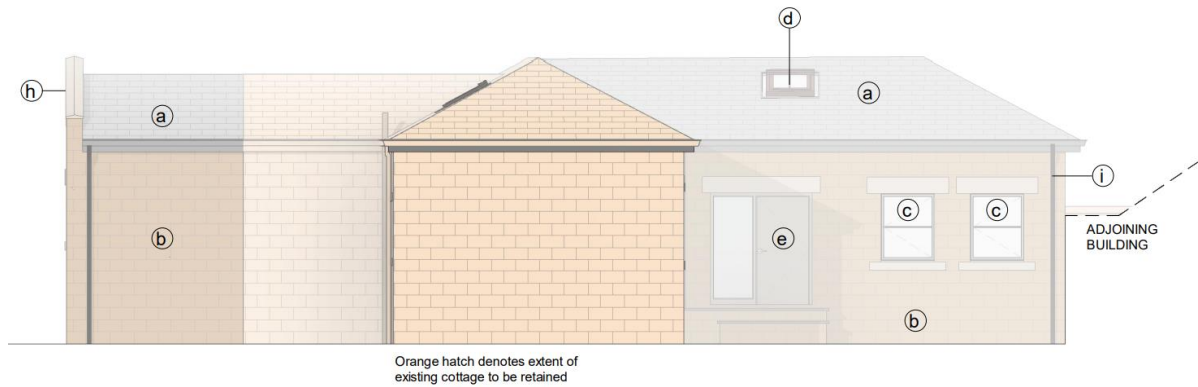


Plate 20 – Proposed west elevation of The Cottage, 1:100.

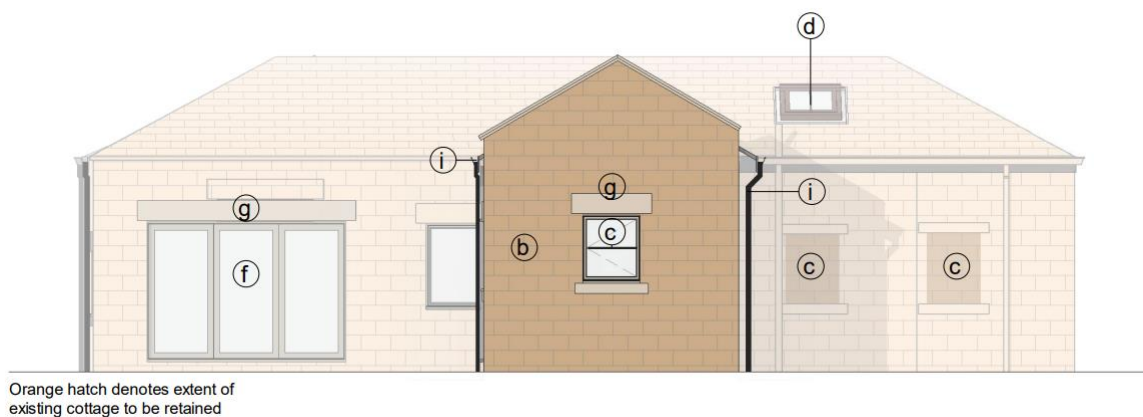


Plate 21 – Proposed north elevation of The Cottage.

- 5.8 The infilling of two windows in the north elevation of the lateral range will be done so sympathetically in matching, slightly recessed stone, with the sills and lintels retained to ensure legibility of phasing (**Plate 21**). The insertion of rooflights is a minor alteration which will not affect the character or appearance of the dwelling. The rooflights will be small Velux units finished flush with the roofline and would not be obtrusive in views available from within the wider Conservation Area. The replacement of the existing windows and doors with higher-quality units to match existing will enhance the overall external appearance of the property.
- 5.9 Overall, the proposed alterations of the existing dwelling will sustain and enhance the traditional, vernacular character of the building in a manner which is appropriate to its context. This aspect of the scheme therefore accords with Policies P10 and P11 of the Core Strategy, which require development to be based on thorough contextual analysis and to provide good design that is appropriate to its location, scale and function, while

also conserving and enhancing locally significant undesignated assets and their settings.

New dwelling

- 5.10 The two-storey scale, and predominant stone materiality of the proposed new dwelling is in-keeping with the traditional character of the site and its immediate context. As set out in the Design & Access Statement, a key objective in the design of the proposed dwelling has been to minimise its potential visibility from outside of the site boundary. This has been achieved by incorporating a single-storey flat-roofed section which is largely concealed by the existing stone boundary wall and also by employing a low-level and cut corner roof form to reduce the perceived mass of the two-storey dwelling (**Plate 22**).



Plate 22 – Indicative view towards the new dwelling and the outward appearance post-greenhouse removal looking southwest from Gledhow Wood Grove.

- 5.11 A full study of views towards the site from within the Conservation Area is provided in the Design & Access Statement. This study illustrates how the demolition of the greenhouse will enhance views along Gledhow Wood Grove. The proposed dwelling will be visible from some locations to the north of the site, although these views will generally be limited to the upper stages of the dwelling where they are not wholly obstructed by the boundary walls or The Cottage itself. It is considered the dwelling will therefore not appear incongruous or otherwise overbearing. The simple, contemporary character and materiality of the proposed dwelling would also enable it to positively contribute to the area context, which contains a mixture of styles and materials, including those proposed.



Plate 23 – Illustrative bird's eye view of the new development from northeast looking towards the Lidgett Walk.

- 5.12 In terms of detailed design, the proposed dwelling seeks to achieve a simple, ordered character incorporating some architectural details such as coursed stone with punched faces, sandstone lintels, charred timber cladding, and natural bronze corten cladding. The scale and architectural character of the dwelling would mean that The Cottage is experienced as subordinate in the local building hierarchy. However, this is not considered to be a negative effect of the scheme as the nature of The Cottage as a former ancillary outbuilding means that it was always supposed to be experienced as such (**Plate 23**).
- 5.13 Other, more minor proposals such as the creation of a hard-surfaced courtyard area to the east of the proposed dwelling and the insertion of a pedestrian gate to Lidgett Walk are necessary to facilitate vehicle and pedestrian access to the new dwelling. York stone setts and reclaimed York stone flags are proposed in the paved areas, and a number of ornamental trees and specimen shrubs will provide desirable garden features.
- 5.14 Overall, the proposed new dwelling by nature of its siting, scale, form, materiality and design is an appropriate addition to the site and will preserve the character and appearance of the Conservation Area and sustain its significance as a designated heritage asset, in accordance with the requirements of Policies P10 and P11 of the Core Strategy and NPPF Paragraph 189.

Overall impact on the historic environment

- 5.15 The proposed development has been found to have the potential to preserve and, in some respects, enhance, the character and appearance of the Conservation Area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act. As per the requirements of Core Strategy Policies P10 and P11 and NPPF Paragraph 189, the significance of the Conservation Area as a designated heritage asset will be sustained.
- 5.16 NPPF Paragraph 197 requires local planning authorities take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness. NPPF Paragraph 206 also highlights how local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.
- 5.17 Within this context, we respectfully request that planning permission is granted for the proposed development without delay, subject to the satisfaction of other planning policy considerations.

6.0 Conclusions

- 6.1 This Heritage Impact Assessment has been prepared on behalf of Mr John Hope in support of an application for full planning permission for the alteration of an existing dwelling and the erection of one new dwelling within the garden curtilage at The Cottage, Gledhow Lane, Gledhow, Leeds, LS8 1NQ.
- 6.2 The application site comprises The Cottage and its associated garden curtilage. The Cottage is not statutorily designated but falls within the boundary of the Gledhow Valley Conservation Area and is considered to make a minor positive contribution to its character and appearance.
- 6.3 The proposed development involves the partial demolition, and alteration and of The Cottage to create a refurbished two-bedroom property, alongside the erection of a new two-storey four-bedroom dwelling within the existing garden curtilage.
- 6.4 The proposed development has been found to have the potential to preserve and, in some respects, enhance, the character and appearance of the Conservation Area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act. As per the requirements of Core Strategy Policies P10 and P11 and NPPF Paragraph 189, the significance of the Conservation Area as a designated heritage asset will be sustained.
- 6.5 The proposals accord with all local and national planning policy relating to the conservation of the historic environment. We therefore respectfully request that planning permission is granted for the development without delay, subject to the satisfaction of other planning policy considerations.