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Laburnum Cottage, 70 High Street, Clifford

**Heritage Statement in support of a Listed Building Consent
application for the installation of five exterior light fittings**

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared in support of a Listed Building Consent application for the installation of five exterior light fittings at Laburnum Cottage, 70 High Street, Clifford, LS23 6HJ (**Plate 1**).
- 1.2 Laburnum Cottage is a Grade II listed building within the Parish of Clifford in the Leeds Metropolitan Authority (List Entry No. 1116358). The dwelling was designated on 8 February 1988, and the List Entry description provides a compact overview of the age, materials, and architectural attributes of the building:
- Small house. Early C19. Ashlar magnesian limestone facade, coursed rubble elsewhere; stone slate eaves courses to pantile roof. 2 storeys, 2 windows to 1st floor: continuous 2-storey outshut at rear. Doorway to left of centre has C20 part-glazed door and plain overlight beneath flat arch. Projecting stone sills to 16-pane sashes in reveals beneath flat arches. Ashlar gable copings; limestone end stacks with bands.*
- 1.3 The site also lies within the Clifford Conservation Area, which was first designated in 1974, and extended in 2010. Listed Buildings and Conservation Areas are designated heritage assets which are afforded protection both in law and by local and national planning policy.
- 1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) requires applicants for Planning and Listed Building Consent 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 – Location plan of the application site. Scale 1:1250.

2.0 Policy Context

Statutory Context

- 2.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “in considering whether to grant permission 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.”
- 2.2 Section 72(1) of the same Act states “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.”

National Context

- 2.3 The NPPF was updated in September 2023, and Section 16 refers specifically to conserving and enhancing the historic environment.
- 2.4 Paragraph 189 of the NPPF states that heritage assets are an “irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 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 In determining applications, Paragraph 197 of the NPPF states that 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 Paragraph 199 states that “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 (and 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 Paragraph 200 details that “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 proposed 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.”

Local Context

- 2.14 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.
- 2.15 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 relevant made Neighbourhood Plans.
- 2.16 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.
- 2.17 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:
- a) 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,
 - b) The nationally significant industrial heritage relating to its textile, tanning, and engineering industries, including its factories, chimneys, and associated housing,
 - c) Its legacy of country houses, public parks, gardens, and cemeteries,
 - d) The 19th century transport network, including the Leeds and Liverpool Canal.
- 2.18 The Clifford Conservation Area Appraisal and Management Plan, approved in 2010, asserts that “Clifford’s historic character remains strong along High Street,” and that “houses with a simple shape and form and little ornamentation are typical of the village.”

3.0 Site History and Heritage Significance

- 3.1 This section seeks to describe the significance of Laburnum Cottage as part of the Clifford Conservation Area, including any contribution made by its setting, to a level of detail which is proportionate to the proposed development and allows any potential impacts to be identified and understood.

Historical Context and the Clifford Conservation Area

- 3.2 Laburnum Cottage is a two-storey detached dwelling located in the village of Clifford in the northeast corner of Leeds, just south of Boston Spa. The settlement has a recorded history in the Domesday Book of 1086. Clifford lay within the hundred of Barkston in county Yorkshire and was recorded to have 3 households under the settlement 'Cliford' in 1086. In the survey of English place names, Clifford's etymology stems from the 'ford near the steep bank,' potentially relating to the ford crossing Carr Beck to the east of the village.
- 3.3 The village had neither a parish church nor manor house to act as a focal point during its early development. It therefore developed in a linear form, with regular sized plots running back from a central street (High Street), upon which Laburnum Cottage would eventually be built. The village is largely typical of a medieval farming settlement and ridge and furrow can be seen within the landscape to the south, west and east.
- 3.4 There are no medieval standing buildings in Clifford and the earliest surviving buildings date to the 17th century, one of the earliest being the former Bay Horse Inn at 36 High Street. The 19th century in particular had a large impact on the built environment of the village, when a number of mill buildings, churches, and many of the houses along High Street were added, replacing most of the earlier buildings. The medieval 'toft and croft' pattern of development was largely maintained in the developments of the 19th century and is still legible today, particularly on the south side of High Street (**Plate 2**).

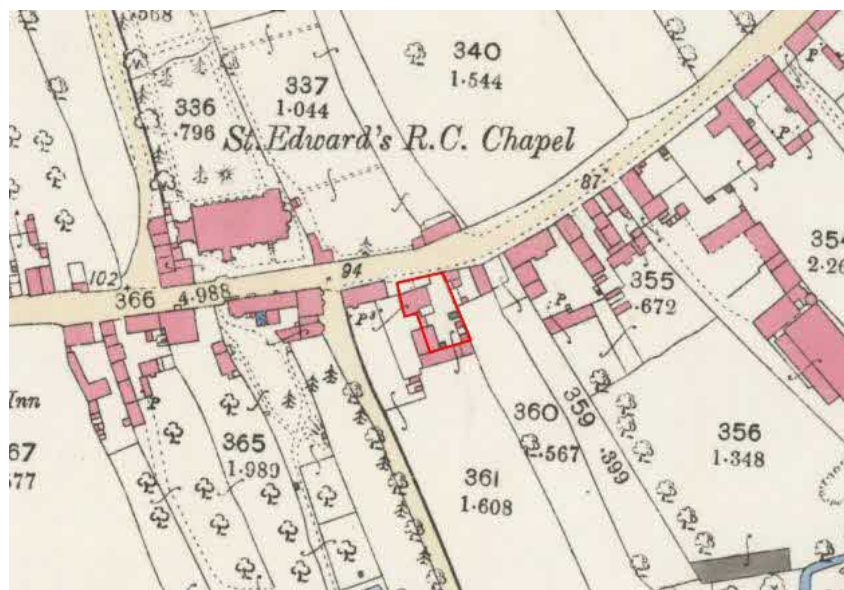


Plate 2 - Extract from the OS County Series Map of Yorkshire, 25-inch to the mile, 1893.

- 3.5 Within the conservation area, the built environment is largely fine grain, and many older dwellings front the pavement edge or are set slightly back behind stone boundary walls. Dwellings are generally two storeys in height with pitched roofs and gables, and there is a relatively unified material palette of local yellow/cream coloured magnesian limestone and brown/red clay pantiles, although slate is also represented.

Laburnum Cottage

- 3.6 Laburnum Cottage is a two-storey detached dwelling built in the early 19th century on the south side of High Street. The dwelling is constructed of coursed magnesian limestone rubble and faced in limestone ashlar masonry beneath a red clay pantile roof with end stacks. The dwelling is slightly set back from the road behind a short front garden with a stone slab plinth and hedge to the pavement. Laburnum Cottage forms part of the linear historic core of the village of Clifford which is characterised by mostly two storey buildings of a relatively consistent materiality, scale, and form. From High Street, Laburnum Cottage is experienced as part of a continuous row of traditional vernacular properties identified as 'positive' buildings within the conservation area, most of which are back of pavement.
- 3.7 The principal (north) elevation of the dwelling is faced in ashlar stone and includes a left-of-centre doorway with a modern timber panelled door and plain overlight beneath a flat arch. To either side of the doorway are eight-over-eight vertical sliding sash windows at ground and first floor level beneath flat arches and with stone cills (**Plate 3, 4**).



Plate 3 - View of the existing front elevation.



Plate 4 - View of the existing front elevation.

- 3.8 The left and right return elevations are comparatively plain and are formed of limestone rubble, reflecting their secondary character (**Plate 5**). To the rear, a continuous two storey outshut projects from the western half of the building. The eastern half contains a rear doorway and several window openings of smaller proportions than those in the front elevation.



Plate 5 – View of the existing side (northeast) elevation.

- 3.9 The cottage has undergone restoration and alteration work in recent years including approved consent for alterations to the front wall and the addition of new railings (ref. 21/03376/LI), the replacement of four windows along the front elevation and a fanlight over the entrance door (ref. 22/01085/LI), and the restoration of damaged stonework to the front elevation (ref. 23/04232/LI).

4.0 Proposed Development

- 4.1 The proposed development involves the installation of five exterior light fittings to the front northwest, and northeast side elevations of the main dwelling Laburnum Cottage (**Plate 6, 7, 8**).

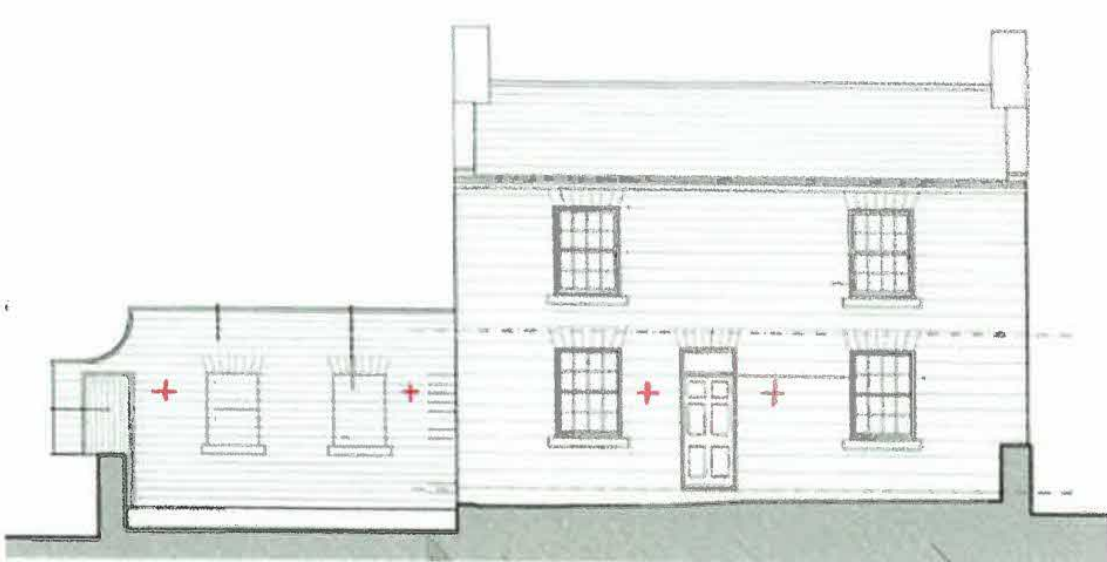


Plate 6 - Existing front (northwest) elevation with markings of proposed fittings. The red crosses indicate the position of the proposed external lights to be installed 1.7m above ground level.

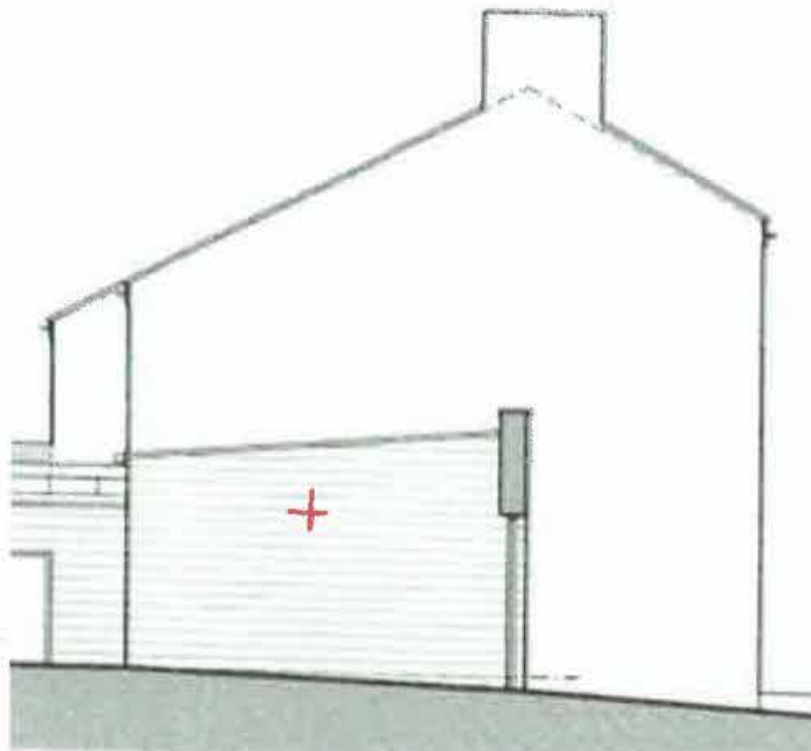


Plate 7 - Existing side (northeast elevation) with markings of proposed fittings. The red crosses indicate the position of the proposed external lights to be installed 1.7m above ground level.

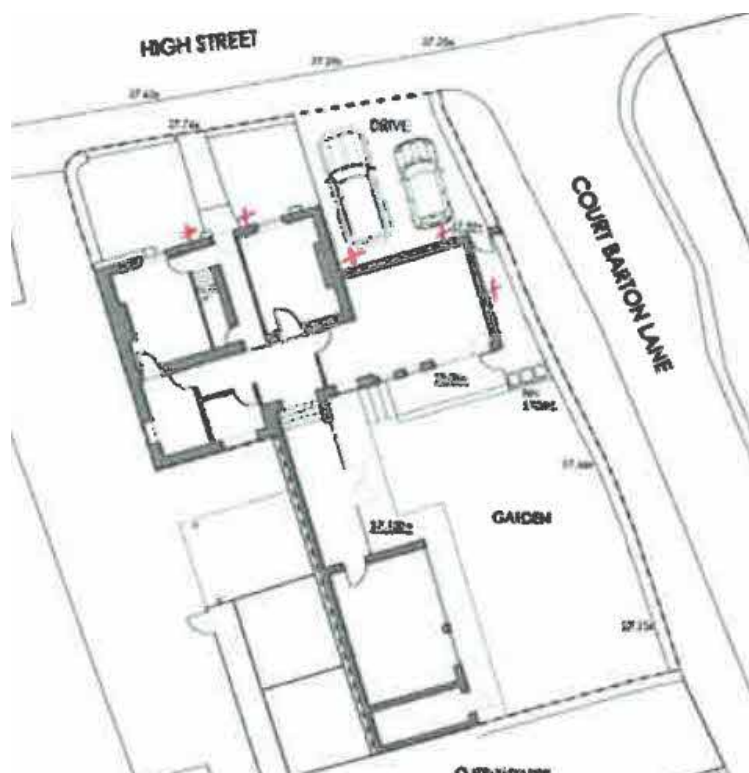


Plate 8 - Existing Site Plan 1:200 with markings of proposed fittings.
The red crosses indicate the position of the proposed external lights to be installed 1.7m above ground level.

- 4.2 The proposed light fittings are the Searchlight Nurture Outdoor Lantern in a stainless-steel black finish frame with clear glass panes. The high-quality light fittings were selected as they represent a blend of modern and traditional design reflected in the nature of the principal front elevation.

5.0 Impact Assessment

- 5.1 This section seeks to provide an assessment of the likely impacts of the various aspects of the proposed development on the significance of Laburnum Cottage and the Clifford Conservation Area as designated heritage assets, in accordance with NPPF Paragraph 196 and Core Strategy Policy P11.
- 5.2 The proposals have chosen light fittings sensitive to the appearance of the building, and the potential impact on the appearance of the Conservation Area. The black colouring is in keeping with the dark trim appearance of the property's front elevation with features such as the gutters and piping, front door and overlight, and external railings.
- 5.3 Similar dark-coloured aspects appear along High Street with number 84, and 92 High Street to the west and east of the application site incorporating similar black external light fittings on their respective front elevations.
- 5.4 As the lights will be fixed at the level of the original stonework above the recent repairs, care will be taken to attach the lights to the dwelling by screwing into the existing mortar thereby avoiding any drilling into the stonework.
- 5.5 The method statement prepared by Stephen Levrant Heritage Architecture regarding the repair of damaged brickwork to the front elevation (ref. 23/04232/LI) notes that magnesian limestone is prone to decay in the form of fracturing and erosion. Therefore, by screwing the lights into the mortar rather than affecting the stone, the impact on the building's fabric is minimised, and any potential accelerations to decay in the form of stone fracturing due to any drilling work, can be avoided.
- 5.6 The proposed fittings are therefore of an appropriate style for the building and the wider Conservation area. For these reasons, the works are considered to have a negligible impact, and the proposed development will sustain the significance of the listed building and preserve the character and appearance of the Clifford Conservation Area, in accordance with local and national planning policy relating to conservation of the historic environment.

6.0 Conclusion

- 6.1 This Heritage Statement has been prepared in support of a Listed Building Consent application for the installation of five exterior light fittings at Laburnum Cottage, 70 High Street, Clifford, LS23 6HJ.
- 6.2 Laburnum Cottage is a Grade II listed detached dwelling located in the Clifford Conservation area.
- 6.3 The proposed works have considered the historical significance of the site itself, and its contribution to the character appearance of the Conservation Area, and particularly the appearance of High Street. The fittings are therefore chosen to complement the existing external fixtures along High Street, and the dark trim appearance of Laburnum Cottage.
- 6.4 It was concluded from the assessment of the proposals that the work will sustain the significance of the building and the Clifford Conservation Area.
- 6.5 As such, the proposals accord with NPPF Paragraph 184, Core Strategy Policy P11, and all other local and national planning policy relating to the conservation of the historic environment. It is therefore respectfully requested that Listed Building Consent is granted.