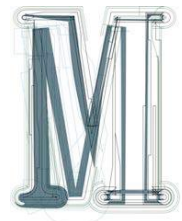


m b Heritage

Land and Buildings at
23 Sunnybank
Greetland
HX4 8JS

Proposed Residential
Redevelopment

Built Heritage Statement



m b Heritage

Land and Buildings at
23 Sunnybank
Greetland
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Redevelopment

Built Heritage Statement

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1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment of proposals for the residential redevelopment of land and buildings comprising 23 Sunnybank, Greetland, HX4 8JS. A number of proposed development options are currently being considered and include the possible demolition or extension of the existing property, conversion of an existing garage and the erection of a new dwelling. This Statement provides guidance in respect to the heritage values of the standing building and site, and identifies potential impacts upon heritage assets which may be affected. The final development option will be submitted as a planning application for consideration by Calderdale Council.

1.02 The extent of the site, which centres on NGR: SE08792 21206, is shown at Figure 1:



Figure 1: Site Extent

1.03 The site is located to the south of Sunnybank Road, west of the centre of Greetland and south-west of Halifax. It is set within an area of residential sub-urban development which extends west along Sunnybank Road and Saddleworth Road from the centre of Greetland. The site comprises a single storey stone built dwelling, number 23 Sunnybank, which was constructed

in the 1950s, with a double garage of similar dating to the south-west. A mono-pitched stone built coal store and timber framed car port structure adjoin the building to the north side. Garden land, currently unmanaged and overgrown, extends to the east and south, bounded by stone walling with domestic timber fencing to the north. Access is taken via a partially made up drive off Sunnybank Road from the north. Surrounding development is residential, predominantly late 20th century. Land form within the site steps down to the south and declines steeply towards Saddleworth Road.

1.04 No designated or non-designated heritage assets fall within the site. The site does however fall within the visual setting of the Grade II* Listed Building, Sunny Bank (list entry number 1133970), located to the west. Potential impacts upon the significance, in heritage terms, of this designated asset are assessed within this Statement.

1.05 The Statement is structured as follows:

Section 1 – Introduction

Section 2 - Policy Context and Guidance

Summarises the principal policy and best practice guidance relevant to the assessment.

Section 3 – Baseline Assessment of Significance

Sets out an overview of historic environment baseline information, including mapping information, relevant to the site. Identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Significance and Development Impact

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.06 A site walkover was undertaken during September 2023 and a series of plates showing the site are included at Appendix 2. This Statement considers potential development impacts upon the built historic environment and does not assess archaeological potential.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *“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.”*
- 2.02 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also *James Hall v City of Bradford* [2019] EWHC 2899 (Admin) and *Pagham Parish Council v Arun District Council and Other* [2019] EWHC 1721 (Admin).
- 2.03 This approach is reflected in National Planning Policy Framework guidance.

National Planning Policy and Historic England Guidance

- 2.04 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 199) (and the more important the asset, the greater the weight should be), 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).
- 2.05 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.”

- 2.06 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.”

- 2.07 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged 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.

- 2.08 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.

- 2.09 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 (from its alteration or destruction, or from development within its setting), 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 The Framework does not provide a definition of “substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset of from development within its setting.”

- 2.11 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 any harm identified.

- 2.12 Paragraph 203 of the Framework, relating to non-designated heritage assets, indicates that, where harm is identified, a balanced judgement should be made having regard to the significance of the heritage asset and the degree of harm which will arise.

- 2.13 Recent case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.

- 2.14 High Court decisions in R (oao CPRE Kent) v Dover District Council [2016] EWCA Civ 936 and R (oao Shasha) v Westminster City Council [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of Gare, R (On the Application Of) v Babergh District Council [2019] EWHC 2041.
- 2.15 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits.
- 2.16 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:
- *“Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
 - *Reducing or removing risks to a heritage asset*
 - *Securing the optimum viable use of a heritage asset in support of its long-term conservation.”*
- 2.17 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 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.”*
- 2.18 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.”

- 2.19 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).

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected 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; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 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)
- The West Yorkshire Historic Environment Record.
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below. This is derived on the basis of a study area of around 250m radius from the site centre. This is considered appropriate having regard to the urban location of the site and the nature of the proposed development.

Historic Environment Baseline and Scoping Assessment

Designated Heritage Assets

3.06 No designated heritage assets recorded on the National Heritage List for England fall within the site. The NHLE records three listed buildings within 250m of the site, these being:

Sunny Bank, 25-29, Sunnybank Road

Grade II* Listed Building

List Entry Number 1133970

Added to the statutory list in 1968, Sunny Bank comprises a house, now in multiple occupation (25-29 odd) mainly dating to the mid-16th century with possible earlier core predating 1400. The building, in 2-storeys, has a timber framed exterior with hammer dressed stone and stone

slate roof. The building is located immediately to the west of the site (NGR: SE08765 21197) and arranged on an east-west axis.

182 Rochdale Road

Grade II Listed Building

List Entry Number 1133994

Added to the list in 1983 the building comprises a house constructed in the early 18th century in 2-storeys in a hammer dressed stone, part rendered, and stone slate roof. The building is located to the north side of Rochdale Road, around 100m to the north-east of the site (NGR: SE08848 21325)

11 Haigh Street

Grade II Listed Building

List Entry Number 1313980

Added to the list in 1983 and comprising a late 18th century house, in 2-storeys and constructed in a hammer-dressed stone with stone slate roof. The house is located to south side of Haigh Street, around 200m to the north-west of the site (NGR: SE08592 21303).

3.07 Given distancing and the extent of intervening built form, no impacts upon the setting to the listed 182 Rochdale Road or 11 Haigh Street will arise. Potential impacts upon the setting to Sunny Bank are assessed in the next section.

3.08 No other designated heritage assets, including area-based designations such as conservation areas, fall within the locality of the site.

Non-Designated Heritage Assets

3.09 No WYHER entries fall within the site. Sunny Bank is recorded (MWY6265) and the higher grading of the listed building is noted. To the south-east, the site of Woodfield Mill (MWY12345), a cotton and woollen mill, is also recorded and formed part of a survey of textile mills undertaken by Salford University in 2018. The WYHER also notes the site of the Greetland Methodist Church (MWY20015) which dated to the late 18th century but is now demolished. The Church was located to the south side of Rochdale Road, north-east of the site, on the location of the modern Cross Hills Methodist Church.

- 3.10 No Historic England Research Record also records Sunny Bank (MN47803) and the site of Woodfield Mill (UID 945047).
- 3.11 No currently recorded non-designated heritage assets will be affected by the proposed development.

Historic Context and Mapping Record

- 3.12 The first edition Ordnance Survey (OS) map (Figure 2), published in 1854 based up a 1848-50 survey, shows the dispersed pattern of settlement to the west of Brow Bridge and Lindwell along the turnpiked routes of Saddleworth Road to the south and Rochdale Road to the north. Sunnybank Road (marked as *Brandy Hole Lane*) and Briscoe Lane have been laid out and Sunny Bank is shown with garden land extending to the south. The Greetland Chapel (Weslyan) is shown to the north-west along with a school both to the south side of Rochdale Road. The site forms part of an agricultural field extending to the east of Sunny Bank towns an area of woodland plantation know as *Dry Hey Wood*.



Figure 2: 1854 OS Extract. Approximate site position highlighted.

3.13 The 1893 OS map (Figure 3), surveyed 1888-92, provides greater detail and shows Sunny Bank in two units of occupation with an associated building group shown to the north-west. The site remains part of an undeveloped area of paddock or agricultural field to the west extending to the boundary of a footpath, still retained, linking Sunnybank Road with Saddleworth Road. No buildings or structures are shown within the site although a well is marked to the east of the site of the current garage linking via a path to the Sunny Bank property. Further development is shown to the north of the site with the construction of terraced housing and a second Methodist Chapel to the north side of Sunnybank Road (Brandy Hole Lane) and south of Rochdale Road. The Woodfield Mill has been constructed to the south-east and a mill pond shown to the north side of Saddleworth Road.

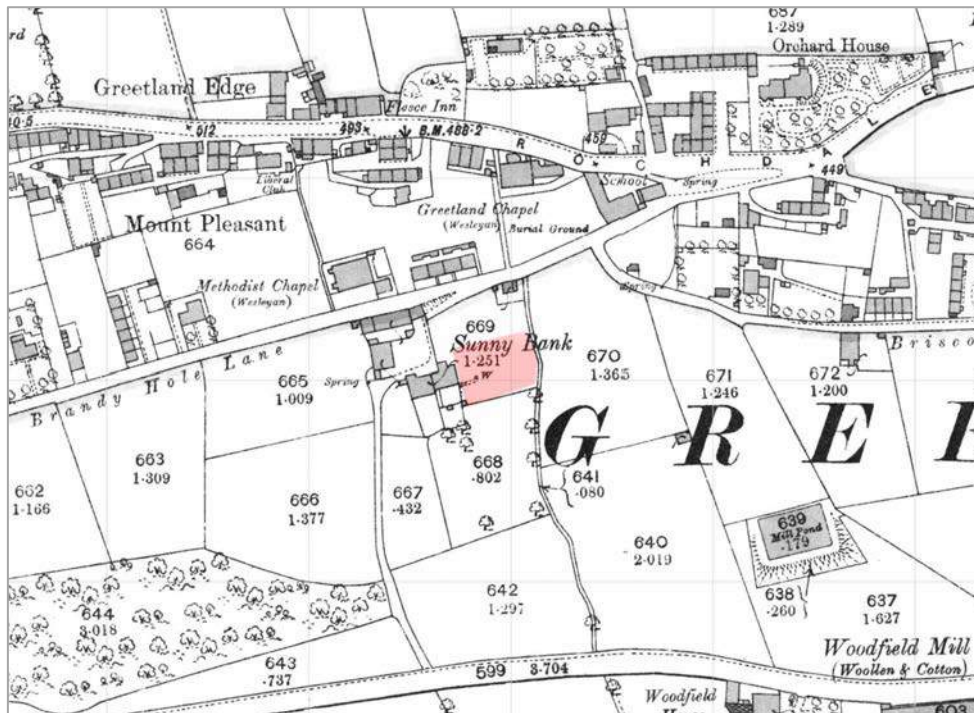


Figure 3: 1893 OS Map Extract

3.14 The 1907 and 1919 large scale OS maps (1:2500) show no significant changes to the site or its immediate surroundings. No changes are shown on the 1930 small scale map (1:10560). The 1948 and 1955-56 small scale OS maps show the site as remaining undeveloped. Both show suburban residential development to the west of Sunny Bank along Sunnybank Drive and Sunnybank Crescent. Plot development of detached and semi-detached housing is also shown

to the south and south-west of the site to the north side of Saddleworth Road. A copy of the 1955-6 OS map is shown at Figure 4.



Figure 4: 1955-56 OS Map Extract

3.15 The 1959-60 small scale OS map (1:1250) (Figure 5) is the first within the map series to show the construction of number 23 Sunnybank within the site, suggesting a later 1950s dating. The building is shown on a squared plan form. To the north, a greenhouse or similar structure is shown and, to the south, the well remains marked. The retained double garage and ancillary structures to the north side of the dwelling are not shown and the garage is not marked until the publication of the 2003 OS map. The map also highlights the redevelopment of the building group to the north-west of Sunny Bank and further residential plot development to the north side of Saddleworth Road.



Figure 5: 1959-60 OS Map Extract

- 3.16 The 1968-73 OS map shows the development of housing along Woodfield Avenue to the south-east of the site and the High Meadows estate to the east is shown on the 1975-80 map. Housing development has taken place to the north of the site by the time of the publication of the 1986-91 OS map and a later 1990s development of 4 large detached houses to the south of the site around Sunnybank Lane is shown by 2003. This established the current context of the site within a predominantly modern housing setting.
- 3.17 Copies of relevant OS mapping sheets are included at Appendix 1.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.1 The proposed development options for the redevelopment of the site are current being reviewed. The options under consideration comprise:

- The demolition and clearance of all buildings and structures within the site and the erection of 2 no. new 2-storey dwellings within the site.
- The vertical extension of the existing single storey dwelling to 2-storeys and erection of a new 2-storey dwelling to the east.
- In combination with the above options the retention and adaptation to ancillary domestic use, of the 1 to 2 storey double garage to the south-west of the main residence.
- Material detailing will be specified at a later although it is anticipated that materials will reflect the characteristics of surrounding buildings.

4.02 Further assessment of potential development impacts will be undertaken once the preferred option for the site has been finalised.

Potential Development Impacts

4.03 The assessment of potential development impacts has considered affects upon the listed buildings, recorded on the NHLE, in the locality of the site (based on a circa 250m study area). Regard is also had to potential impacts upon nationally significant designated assets outside of the study area. The assessment initially assesses the extent to which the site and standing building holds heritage value meriting consideration as part of any future planning application.

4.04 The assessment set out below has regard to current Framework and best practice guidance produced by Historic England. A series of plates showing the site and its context are included at Appendix 2.

Nabroyd, 23 Sunnybank

- 4.05 Number 23 Sunnybank, also known as Nabroyd, comprises a single storey dwelling (no attic), providing 2-bed accommodation, set on a square plan form to the western section of the site. The building is constructed in a coursed hammer dressed gritstone laid to diminishing courses with strap pointing (likely original) and stone detailing. The roof is hipped and has a grey slate covering with terracotta capped angled ridge tiles and a tall stone stack with single terracotta pot set to the western roof pitch near the eaves line. Metal guttering (mild steel>), painted black is supported by eave line timber brackets with a later soil pipe installed to the rear, north, elevation. Windows, set under eaves, are timber framed top opening casements a number retaining top openers with decorative leadwork and painted panes with art deco motifs. Doors are three quarter panelled timber with glazed upper section, the main door to the south having a decorative fanlight over.
- 4.05 The principal elevation orientates to the south and is in 3-bays with central main entrance having a bracketed porch canopy over with mock half-timber gablet and slated pitched roof covering. Windows to the flanking bays have three lights with stone mullion divisions, stone heads and sills. The west elevation has a central door opening with plain top opening casement window to the left. The rear elevation has two window openings to similar design, the bathroom window retaining decorative painted and leaded upper casement. The east elevation has two similar windows both with decorative casements.
- 4.06 Historic mapping first shows the dwelling on the 1959-60 OS plan (see Figure 5) and indicates a late 1950s construction. Architects drawings (undated) (Figure 6) indicate that the dwelling was designed by Rhodes & Rhodes Architects of West Vale and Brighouse for a Mr W.A. Barker. The plans suggest some alterations to the completed and retained building with the plans showing a second chimney stack to the rear pitch and different window glazing treatment. The changes may have been the result of later alterations.
- 4.07 Internally the building retains no significant decorative detailing and finishes reflect a late 20th century dating.

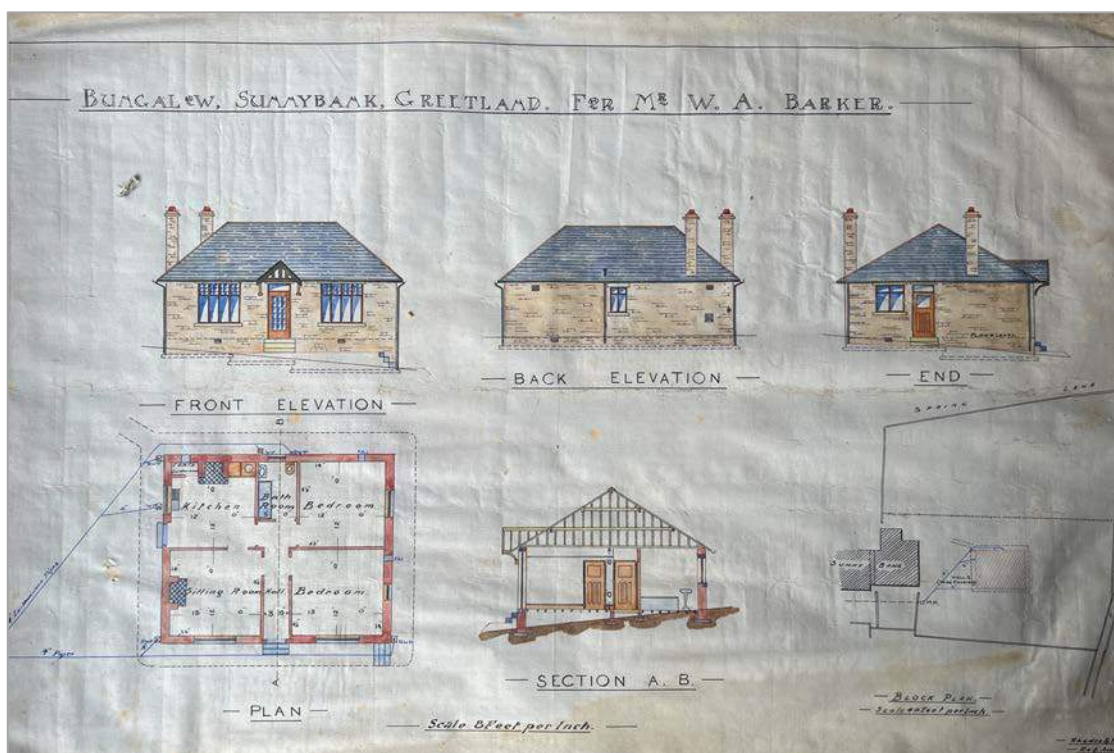


Figure 6: Architects Drawings for 23 Sunnybank

- 4.08 To the north side of the house is a small stone-built store with monopitch felted roof cover built against a retaining wall. On higher ground to the north is a timber framed car port structure built against the rear wall of the garage to numbers 19 and 21 Sunnybank. To the south-west of the house a 1-2 storey double garage has been constructed into the bank and has a single decked level accessed from the north. The garage is constructed in a coursed stone concrete tile pitched roof. Two garage doors have metal panelled doors and a single door opening allows access from the east side. The east elevation has two windows with UPVC casement inserts. The garage is not shown on historic mapping until the publication of the 2003 OS map and the internal block work inner-leaf walling and modern timber roof framing indicates a later 20th century dating subsequent to the construction of the dwelling.
- 4.09 The curtilage of garden land to the east and south is defined by stone walling, the former adjacent to a footpath linking Sunnybank Road with Saddleworth Road. These boundaries correspond with those shown on 19th century mapping. The boundary to the north is defined by domestic timber fencing to the garden of number 21 Sunnybank. The well shown on historic mapping to the south-eastern corner of the site was not visible and has likely to have been backfilled although may be over-covered by vegetation and the remains of a glasshouse.

- 4.10 In considering the heritage values of the site and standing buildings, historic mapping indicates that the site formed part of an area of agricultural land to the east side of Sunny Bank which extended between Sunnybank Road and Saddleworth Road to the south. The well within the site was linked by a pathway to the Sunny Bank property and, in common with much of the now developed land surrounding the listed building would have been functionally linked. This historic functional connection of Sunny Bank with surrounding land has however largely been lost through later 20th century housing developments to the west, south and east of the building. The site no longer provides evidence of any historic association with Sunny Bank although stone boundary walling to the south and east does reflect historic field boundary divisions.
- 4.11 Number 23 Sunnybank was constructed during the late 1950s based upon mapping evidence and form of construction, particularly internally. The design of the building is relatively simple in composition and is derivative of arts and crafts styles. The use of natural stone and slate and incorporation of a half-timbered porch canopy may also have been a reference to the Sunny Bank building. Whilst of some interest the comparatively late dating of the building and its derivative design limits architectural interest and it makes no significant contribution to the setting of the listed building.
- 4.12 The later garage building, store and car port structures hold no heritage interest.
- 4.14 Overall, the dwelling does not hold sufficient historic or architectural interest to merit consideration as a non-designated heritage asset.

Designated Heritage Assets

- 4.15 Having regard to NHLE records in the vicinity of the site, it is considered that any potential development impacts upon designated heritage assets will be confined to those upon the significance, within setting, of the Grade II* listed building, Sunny Bank, located to the west of the site. Given the extent of intervening, largely modern, built form between the site and other listed buildings in the locality, no other impacts are anticipated.

- 4.16 Sunny Bank was added to the statutory list in 1968 and the Grade II* designation reflects the national significance and (more than) special interest of the building. The standing building, which is arranged on a long east-west axis with dividing cross passage, largely dates to the mid-16th century and is purportedly the earliest surviving building in Greetland. A house is recorded as early as the 15th century and the building may contain evidence of earlier structure. The building shows evidence of a phased construction in the differing rooflines seen across the range and the oldest part of the structure is likely to the southern end of the cross-passage.
- 4.17 The building is constructed in 2-storeys and has a timber framed exterior with hammer dressed stone, part rendered, and a stone slate roof covering. The north facing elevation has three principal gables with timber framing with a smaller gablet set between the two eastern gables. Given elevated ground to the north the building is not prominent although the upper gabled sections are visible in views from Sunnybank and Sunnybank Road where they are visually distinctive in contrast to surrounding residential development. The southern elevation similarly projects in three gables although is largely screened in views from public vantage points by later residential development to the south. The west and east gables are blank.
- 4.18 The historic setting of Sunnybank has been largely lost through later 20th century housing developments particularly the Sunnybank Lane development immediately to the south. The retained garden land south of the building, now in two units of occupation, does provide some openness which contribute positively to setting. Given surrounding development, the building is not prominent although glimpsed views from public areas from the north, from Sunnybank Road, the west from Sunnybank Drive and the south from Sunnybank Lane are notable. Despite its elevated position, the building is not visible from Saddleworth Road given intervening buildings and domestic landscaping. The upper sections of the building can however be discerned in longer distance views from the south, including from Stainland Road where the timber framing of the gables is a distinct visual element contrasting with surrounding housing. The building does however form part of a wider urban vista with buildings rising to the north on Greetland Edge.
- 4.19 Whilst part of the historic setting to Sunny Bank, the site retains no evidence of functional connection and does not facilitate significant views towards or from the listed building.

Number 23 Sunnybank was constructed on-line with the rear elevation of Sunny Bank and the scale, material treatment and use of timber framing to the small gabled porch canopy suggests some consideration of the relationship of the site with the listed building. Given the comparatively late dating of number 23, its architectural interest is however limited and it is considered that the site overall makes a neutral contribution to setting.

Development Options

4.20 As discussed above, it is considered that the site and standing buildings hold no significant heritage value meriting consideration as non-designated heritage assets. The site makes a neutral contribution to the significance with setting of Sunny Bank and the ongoing vacancy of the building is a negative element. Notwithstanding this, the site falls within the immediate visual setting to the listed building and any redevelopment proposals should have regard to this relationship and the sensitivity of this setting.

4.21 In considering redevelopment options, a number of observations and recommendations can be made in order to inform the design approach and to ensure that no harm will arise to the setting of Sunny Bank:

- In principle, it is not considered that the demolition and clearance of buildings and structures falling within the site would give rise to harm to the significance, within setting, of Sunnybank.
- Having regard to sustainability considerations the adaptation of extension of the existing dwelling is likely to be the preferred approach in order to retain material and the broad building footprint immediately to the east of the listed building.
- A vertical extension of the existing dwelling to 2-storeys can be accommodated although it is recommended that the height of any extension does not exceed the height of the ridge line to Sunny Bank. Consideration should be given to use of a lighter walling material to any extension, for example through the use of render, in order to differentiate the newer construction from the earlier building.
- Given the projection of the existing garage to the south of the Sunny Bank range any extension, particularly where this increases height, will impact upon the visual setting to the listed building and give rise to harm. The adaptation of the existing building to

provide residential accommodation and re-fronting of the building elevations will have the potential to improve the visual character of the structure.

- Garden land to the east of the existing dwelling is sufficient to accommodate a new 2-storey dwelling. Subject to the vertical extension of number 23 and building on-line with the south wall of Sunny Bank a new dwelling will not significantly impact upon the visual setting to the listed building. Similarly, the new dwelling will not intervene into or impact upon any significant views onto the principle elevations of the listed building.
- New construction, including that to the new dwelling, should seek to use traditional materials, including stone and slate roof coverings.
- Stone boundary walling, evidencing historic field boundaries, to the south and east boundaries should be repair and retained.

Summary

4.22 In summary, it is not considered that the redevelopment of the site, which is considered to hold limited heritage value, would, on an in principle basis, give rise to harmful impacts upon the built historic environment subject to the considerations set out above. The existing site makes no significance contribution to the setting of the Grade II* listed Sunny Bank to the west and does not facilitate or form part of significant views onto it. Subject to the careful consideration of the scale, siting and material treatment of any new development it is considered that potential harm to the setting of the listed building can be avoided and, in securing the re-use of the site, some enhancement can be achieved.

4.23 It is recommended that further assessment of development impacts is undertaken once the design approach to the redevelopment has been finalised.

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Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in
Heritage Assets

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<https://vads.ac.uk>

www.heritagegateway.org

www.visionofbritain.org.uk

APPENDIX 1

Historic Mapping

Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H1
Grid Ref: 408788, 421199

Map Name: County Series

Map date: 1854

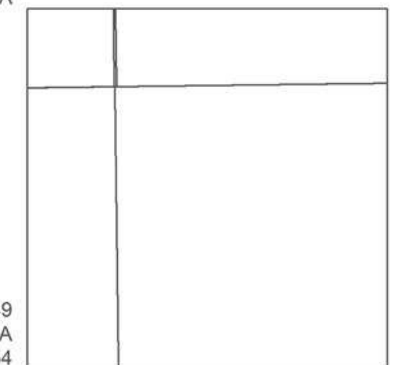
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Printed at: 1:10,560



Surveyed 1848
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A

Surveyed 1849
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A



Surveyed 1849
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A

Surveyed 1850
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled 1853



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Production date: 24 September 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
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Levelled N/A



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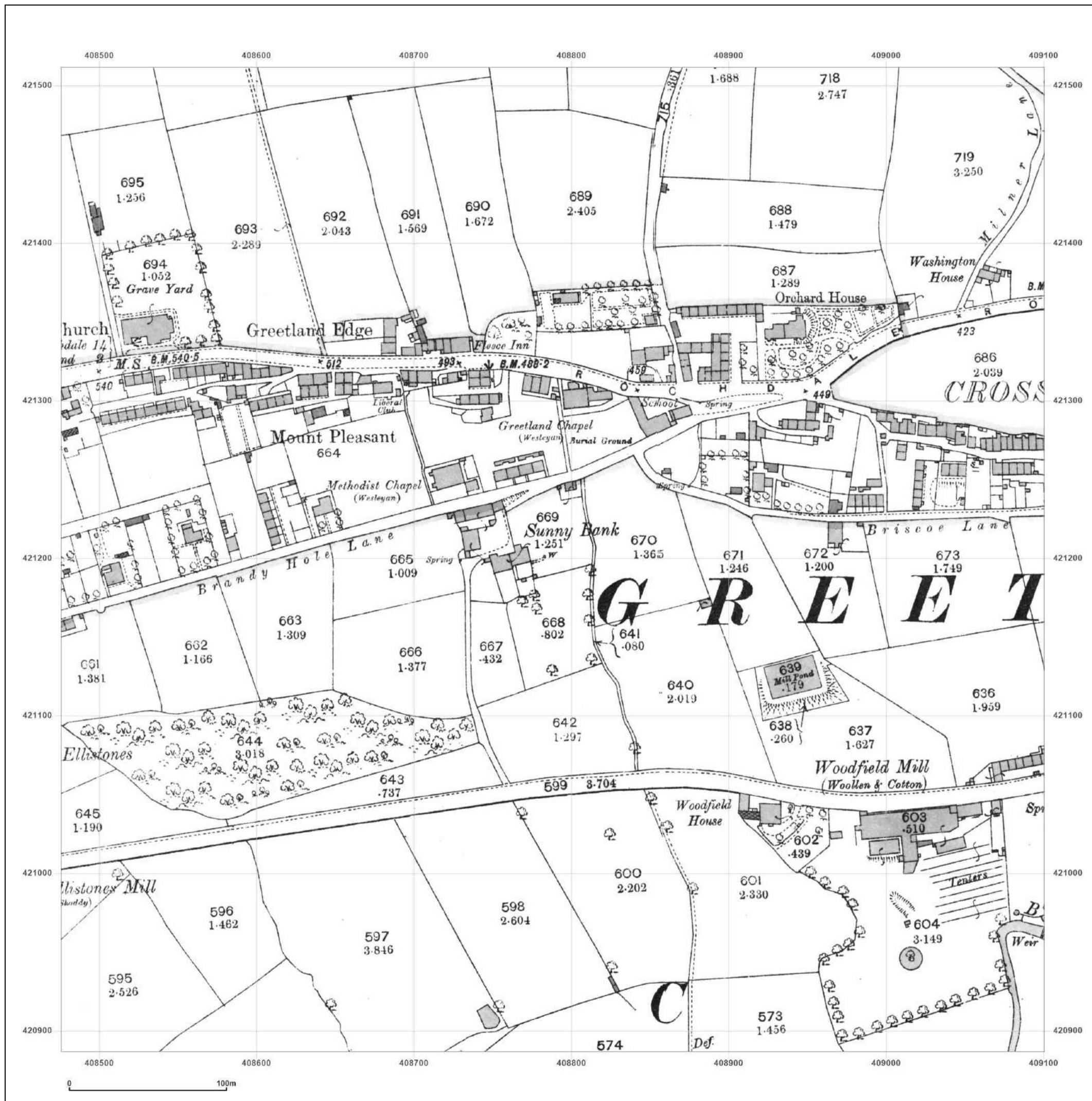


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Site Details:

Greetland (Calderdale)

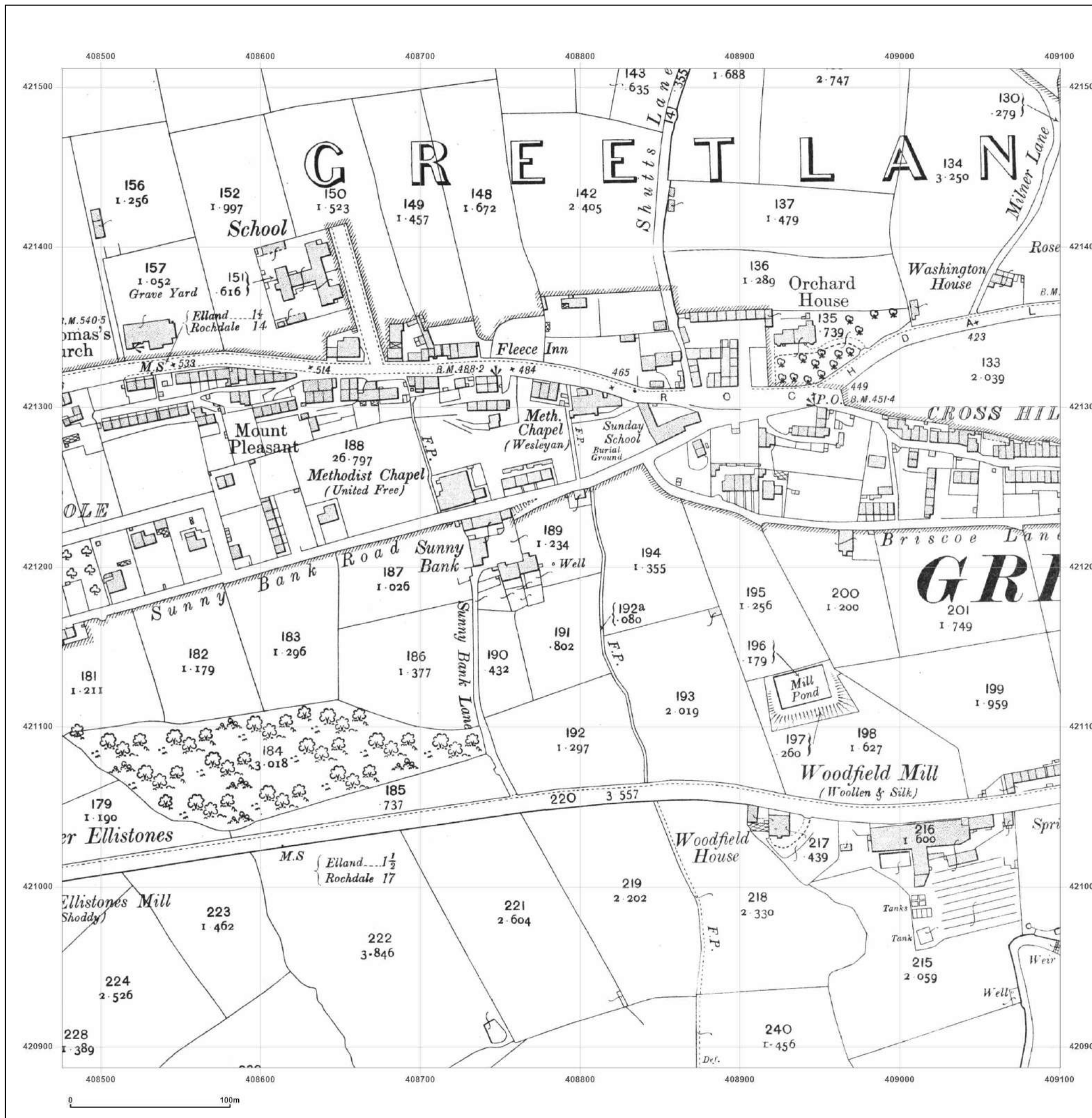
Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1907
 Revised 1907
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: County Series

Map date: 1919

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1919
 Revised 1919
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: County Series

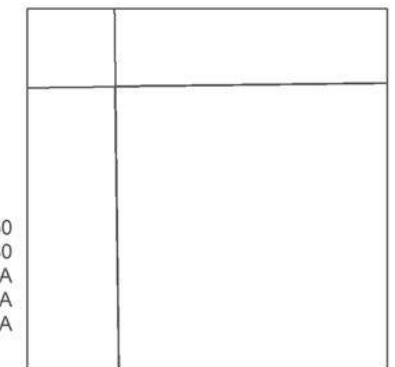
Map date: 1930

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1850
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1850
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1849
 Revised 1930
 Edition N/A
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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H1
Grid Ref: 408788, 421199

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1951
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1951
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1951
 Revised 1951
 Edition N/A
 Copyright 1956
 Levelled N/A



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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: National Grid

Map date: 1959-1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
 Revised 1959
 Edition 1961
 Copyright 1961
 Levelled 1959

Surveyed 1961
 Revised 1961
 Edition 1963
 Copyright 1963
 Levelled 1959



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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H1
Grid Ref: 408788, 421199

Map Name: National Grid

Map date: 1968-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959 Revised 1967 Edition N/A Copyright 1968 Levelled 1962	Surveyed 1959 Revised 1969 Edition N/A Copyright 1970 Levelled 1962
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	



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Site Details:

Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H
Grid Ref: 408788, 421199

Map Name: National Grid

Map date: 1975-1980

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1979 Revised 1979 Edition N/A Copyright 1979 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1962
Surveyed 1959 Revised 1975 Edition N/A Copyright 1975 Levelled 1959	



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Greetland (Calderdale)

Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923H1
Grid Ref: 408788, 421199

Map Name: National Grid

Map date: 1986-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962 Revised 1991 Edition N/A Copyright 1991 Levelled 1962	Surveyed 1962 Revised 1989 Edition N/A Copyright 1989 Levelled 1962
Surveyed N/A Revised N/A Edition N/A Copyright 1986 Levelled N/A	



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Site Details:

Greetland (Calderdale)

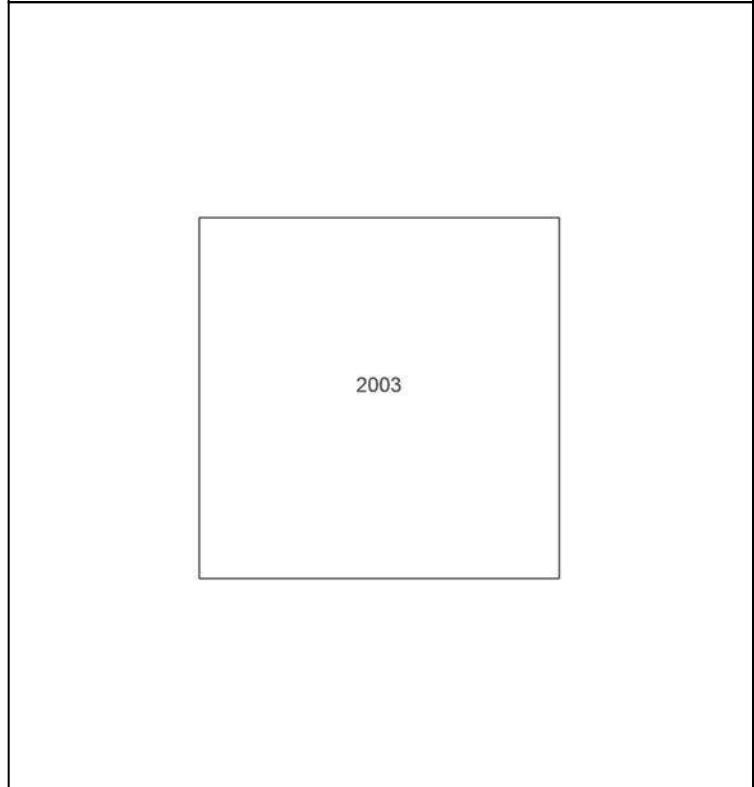
Client Ref: CMAPS-BW1-1127077-1325575-57987-240923
Report Ref: CMAPS-BW1-1127077-1325575-57987-240923HI
Grid Ref: 408788, 421199

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Production date: 24 September 2023

Map legend available at:
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APPENDIX 2

Plates



PLATE 1:
Number 23 Sunnybank (Nabroyd) south facing elevation.



PLATE 2:
West elevation.

Plates (Sheet 1 of 4)

SITE: 23 Sunnybank, Greetland
PROJECT: Built Heritage Statement



PLATE 3:
North elevation with later store building and car port structure.



PLATE 4:
East elevation.

Plates (Sheet 2 of 4)

SITE: 23 Sunnybank, Greetland
PROJECT: Built Heritage Statement



PLATE 5:
View west towards Sunny Bank.



PLATE 6:
View towards the site from main access drive. Sunny Bank to right of image.

Plates (Sheet 3 of 4)

SITE: 23 Sunnybank, Greetland
PROJECT: Built Heritage Statement



PLATE 7:
View towards the site from Sunnybank Road.



PLATE 8:
View east towards the site Sunnybank Drive.

Plates (Sheet 4 of 4)

SITE: 23 Sunnybank, Greetland
PROJECT: Built Heritage Statement