

# **Heritage Impact Assessment**

**Masonite, Huddersfield Road, Darton**



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**Appendix 1:** Listed Building Descriptions

This Heritage Assessment has been prepared by ELG Heritage who have significant experience working in the historic built environment, both as a Heritage Consultants and local authority Conservation Officers.

We are competent in the assessment of significance and heritage impact and advise on a wide range of schemes including Conservation Areas, Scheduled Monuments, Listed Buildings, historic Parks and Gardens and Non-Designated Heritage Assets.

This assessment follows Historic England's Conservation Principles guidance; Historic Environment Good Practice Advice: 2 Managing Significance in Decision-Taking in the Historic Environment; and 3 The Setting of Heritage Assets; and Historic England Advice Note 12: Statements of Heritage Significance.

## Revision Record

Rev	Description	Date	Author	Checked	Approved
0	Draft	14/08/23	FB	GS	GS
1	Final	17/10/23	FB	GS	GS

# 1. Introduction

1.1 This Heritage Assessment has been prepared by ELG Heritage to accompany an application for the erection of 2 No. B2 / B8 (11,010 sq.m gross) employment units with access works; parking; service yards; pallet store; relocation of security hut; vehicle canopy; hard and soft landscaping and associated works at Masonite, Huddersfield Road, Darton.

1.2 ELG Heritage have been commissioned by the applicant to advise on the significance of nearby heritage assets and the impact of the proposed works upon their setting. This report does not consider below ground heritage assets / archaeology.

1.3 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting.

1.4 The aims of this assessment are:

- To identify the assets which could be affected by the proposed development
- To consider the significance and setting of the identified heritage assets

- To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- To assess the effects of the proposed development on the significance of the identified heritage assets; and
- To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

1.5 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, and special landscape areas. The zone of interest has been established based on information gained during the site visit and professional judgement.

## 2. Site Context

- 2.1 The application site relates to two plots of land flanking the main access road serving the Masonite site, which lies to the north of Huddersfield Road to the northern edge of the settlement of Kexborough.
- 2.2 The site forms part of the established Birthwaite Business Park with the existing manufacturing and warehouse buildings within the wider Masonite site lying to the immediate north of the application site. The wider business park lies to the east of the site and accommodates a range of industrial and warehousing units.
- 2.3 The western boundary of the site is adjoined by agricultural land beyond which lies the Grade II listed Birthwaite Hall, lying approximately 200m to the west of the application site. The A637 (Huddersfield Road) adjoins the southern boundary of the site beyond which lies housing to the northern edge of Kexborough.

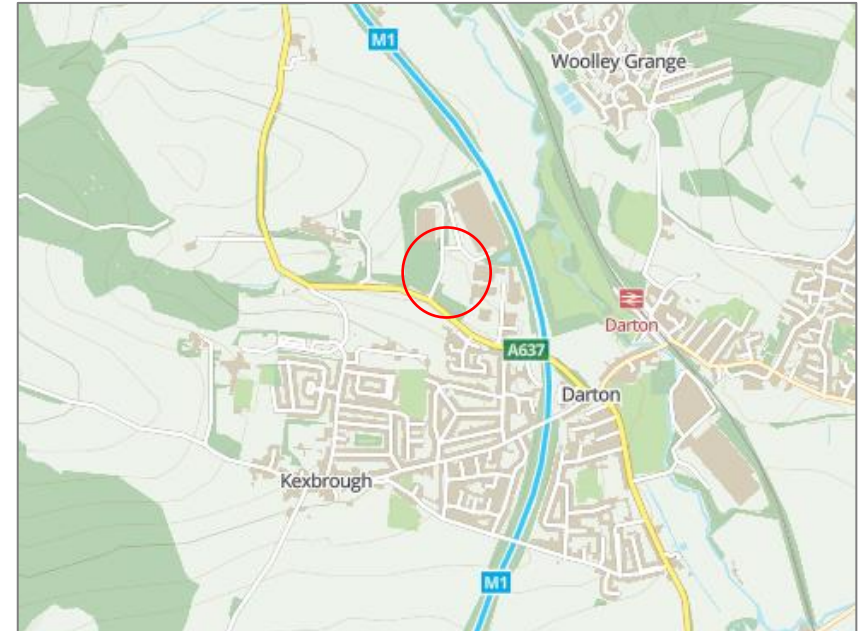


Figure 2.1: Site Location Plan

### 3. Decision Taking Framework

#### Planning (Listed Buildings & Conservation Areas) Act 1990

- 3.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses.

#### National Planning Policy Framework (NPPF)

- 3.2 The NPPF requires that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'* (Paragraph 194). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets in the vicinity of the site and the impact of development to be properly considered.
- 3.3 The NPPF states that *'when considering impact upon significance, great weight should be given to the asset's conservation, relative to its*

*significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'* (Paragraph 199).

- 3.4 *'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification'* (Paragraph 200). Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### Historic England Conservation Principles (2008)

- 3.5 Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal.

## Development Plan

- 3.6 Policy HE1 '*The Historic Environment*' of the adopted Barnsley Local Plan suggests that the LPA will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:
- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.
  - b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.
  - c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
  - d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.
  - e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.
  - f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

- 3.7 Policy HE2 '*Heritage Statements and General Application Procedures*' states:

*Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.*

*For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.*

- 3.8 Policy HE3 '*Developments Affecting Historic Buildings*' suggests that proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

- 3.9 Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) provides advice on assessing the impact of a proposal on the setting of a designated heritage asset.

## 4. Understanding Significance

4.1 Historic England states in its '*Advice Note 12: Statements of Heritage Significance*' that the requirement set out in the NPPF for an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgement about the level of impact on that significance and therefore on the merits of the proposal

4.2 It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a balanced assessment.

4.3 When defining the contribution of setting to an asset, the assessment begins with identifying the significance of a heritage asset as described above.

4.4 As outlined in Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets (Historic England 2017), setting is defined as '*the surroundings in which an 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.*' A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance.

4.5 Assets of the highest significance (paragraph 200 of the NPPF) include:

- Scheduled Monuments;
- World Heritage Sites; protected wreck sites and registered battlefields,;
- Grade I and Grade II\* listed buildings and
- Grade I and Grade II\* Registered Parks and Gardens.

4.6 Assets of high significance include:

- Grade II listed buildings,
- Grade II Registered Parks and Gardens.

4.7 Designated assets also include conservation areas.

## Considering Harm

4.8 The courts have held that preserving means doing no harm. They have further established that, where a proposal will cause a degree of harm, the desirability of preserving a listed building or its setting, or character of a conservation area should not simply be given careful consideration, *'but should be given "considerable importance and weight" in the planning balance.*

4.9 Historic England define harm as *'change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place'* (Conservation Principles, p71).

4.10 The National Planning Policy Framework confirms 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).

4.11 Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194 to 196) apply.

4.12 Substantial harm is not specifically defined in the NPPF, but the Planning Practice Guide sets out that, in general terms, substantial harm is *'a high test, so it may not arise in many cases.'*

4.13 The NPPF requires that where development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of a proposal.

4.14 The effect of an application on the significance of a non designated heritage asset should be taken into account in determining an application. In weighting applications that directly or indirectly affect non-designated heritage assets, paragraph 203 of the NPPF sets out that a balanced judgement will be required having regard to the scale of any harm or loss to the significance is unknown.

## 5. History & Context

- 5.1 The Parish of Darton includes the nearby town of Kexborough which lies to the west of Darton. The River Dearne flows through Darton and it is from this river the town's name is supposed to have originated. The modern M1 motorway now separates the settlements of Darton and Kexborough and the historic Huddersfield Road (A637) route also divides the towns on a north west trajectory reaching West Bretton before turning west towards Huddersfield.
- 5.2 Darton was historically in the Warpentake of Staincross and West Riding of Yorkshire and is now under the jurisdiction of the Metropolitan Borough of Barnsley in the county of South Yorkshire.
- 5.3 All Saints, the parish church in Darton, has 12<sup>th</sup> century roots, although the church present today dates to 1517 following a series of rebuilding and alterations following a fire and the church we see today is the result of alterations made by the monks of Monk Bretton Priory. All Saints is a notable example of an unaltered Late Perpendicular church. Internally, within the chancel, a carving records the rebuilding work to Thomas Tykell, Prior of Monk Bretton.
- 5.4 Within the south transept of All Saints there is a substantial marble monument of John Silvester, Lord of Birthwaite and

Kexborough. Lord Silvester lived at Birthwaite Hall to the north east of the town, which he purchased from Sir Francis Burdett in 1665.

- 5.5 The ancient seat of the Burdett family was Birthwaite Hall, a stately mansion in the early English style, with towers and turrets, which lies approximately 300m to the west of the application site. The Burdett Baronetcy of Burthwaite was created in the Baronetage of England on 25<sup>th</sup> of July 1665 for Francis Burdett. The Baronetcy continued, however, Sir Francis had to sell Birthwaite Hall in the late 17<sup>th</sup> century for financial reasons. Joseph Hunter's publication, '*South Yorkshire, Vol. 2*' states that:

*"all connection with Birthwaite was dissolved by the first baronet, who entered on an embarrassed estate and completed the ruin of his house by his own extravagances and vices." .... 'Hopkinson has recorded of him, that he had a numerous family of children by one Ann Watkins, who, after the death of his wife, he further says, that he married."*

- 5.6 John Silvester who purchased Birthwaite Hall held the Lordship of Birthwaite and Kexborough, however, had previously been a blacksmith at the Tower of London. He earned his title and wealth after apparently constructing a chain that was drawn across the width of the River Thames in case of invasion, particularly that of an anticipated Dutch Fleet invasion.

## 6. Heritage Assets

- 6.1 Birthwaite Hall, which is located c.220- 320m west of the proposal site, is a grade II Listed Building. There are a further four listed buildings associated with the Hall grounds which are as follows:

Title	Grade
Gardener's Cottage at Birthwaite Hall	II
East west range of farm buildings at north end of farmyard at Birthwaite Hall Farm	II
Pair of gate piers at north entrance to Birthwaite Hall	II
Statue of John Silvester in orchard of Birthwaite Hall	II

Listing Descriptions Contained at Appendix 1

- 6.2 There are no other designated heritage assets within the vicinity of the application site and it is not considered that there are any non-designated heritage assets within a 1km radius of the site.

### Birthwaite Hall (Including Attached Range to West)

- 6.3 Birthwaite Hall dates from the late seventeenth century, its principal frontage faces south and is of two storeys with an attic above. The southern elevation is of five bays with full height windows/garden doors at ground floor level, four buttresses rise as octagonal

pinnacles at the building corners and between the next two bays these have castelled tops. The attic space features a central gable with parapet which is also castellated.

- 6.4 The Hall is surrounded by parkland which separates it from the proposal site and to the south of the Hall are formal gardens, with the historic formal entrance gained from the north via Huddersfield Road. The parkland originally extended to the east of the Hall across the proposal site, however, this was reduced and lost as part of industrial and mining activity in the early twentieth century with Darton Main Colliery which was to the south-east of the Hall and proposal site expanding to include spoil heaps and an associated railway.



Figure 5.1: South elevation of Birthwaite Hall (photo by Simon Blyth Estate Agents)

- 6.5 The colliery had closed by the late twentieth century and was replaced by manufacturing. The railway remained for some time into the 1970s but has also since been removed. The main railway line to the west of Darton including Darton station remains, and, parallel to this and the River Dearne, the M1 Motorway was built between Kexborough and Darton.

#### Listing Description

- 6.6 The listing description for Birthwaite Hall is as follows:

*'Large house and attached range, now divided. Probably late C17, remodelled early to mid C18. East wing c1825 for Thomas Rishworth, some internal decorations of early C20. Coursed square stone with ashlar dressings and ashlar east wing. Welsh slate roof. H-plan. Two storeys and attics. Entrance (north) front of 3+3+3 bays each range being gabled. Raised ashlar quoins, moulded plinth and moulded band over each floor. The centre section has a C19 ground-floor infill, in keeping, with central reset door. Single- storey addition to left wing. Mainly 24-pane sashes, some of 30 panes. Blind 1st-floor windows to left wing. 2-light double-chamfered window in each gable apex. Chamfered gable copings. The garden front is similar but of 2+3+2 bays, again with central ground-floor infill. The centre section has 2 gables each with a 3-light*

*double-chamfered window as do the gables of the wings and the gabled inner return of each wing. The left return (east wing) is Gothic in character and is of 5 bays. Central door. Tall ground- floor sashes of 6 over 9 panes. 12-pane first-floor sashes. Gothic arcaded frieze. Four buttresses rise as octagonal pinnacles, castelled at top. Parapet and central gable are also castelled, Attached to the right return is a series of single storey buildings the main front of which (south) has 3 sash windows with architraves and cornices and a C20 window in keeping.*

*Interior: Appears to be mainly early to mid C18. Original doorcase, within the infill to north, with eared architrave, swept head and console brackets. Bolection-moulded fielded panelling in hall, flat panelling to first floor. Dog-leg, box-tread stair with ramped moulded handrail turned balusters, possibly inserted c1825. Dark oak fielded panelling in room to ground-floor right, with intarsia-work panel over red marble fireplace. Similar panelling in room above.'*

- 6.7 The hall and grounds / estate were once more extensive. The layout of the estate as shown on the 1893 OS map is shown overleaf.

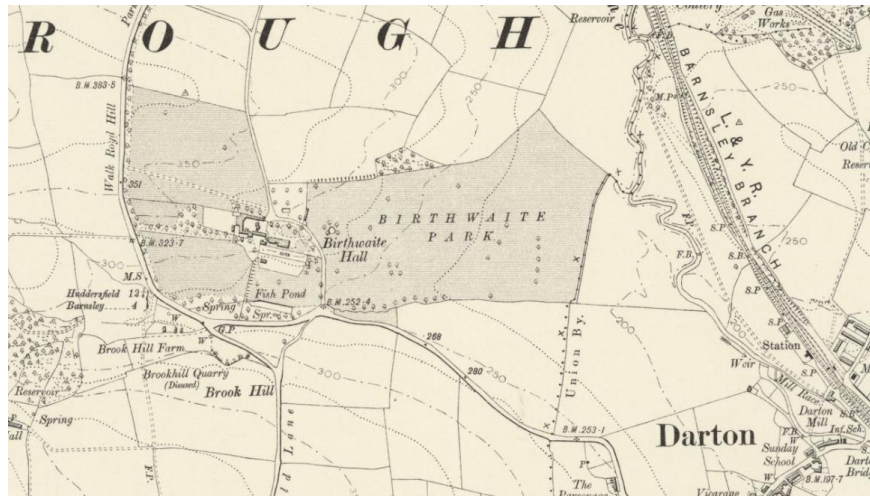


Figure 5.2: 1893 OS plan showing the layout of the historic estate



Figure 5.3: Current satellite image of site with 1960's OS plan overlaid.

- 6.8 In this context, it can be seen that the existing business park is constructed within the grounds of the former estate parkland to the east of the hall. The current satellite layout of the site in respect of the 1960's park layout is shown in the comparable image opposite (Figure 5.3). The semblance of the historic landscape and association between the sites has since been lost through the construction of the modern industrial estates to the east.
- 6.9 Figure 5.4 shows that there is a level change across the site with the business park sitting at a lower level than the hall site and constructed partially on the site of the former disused colliery.

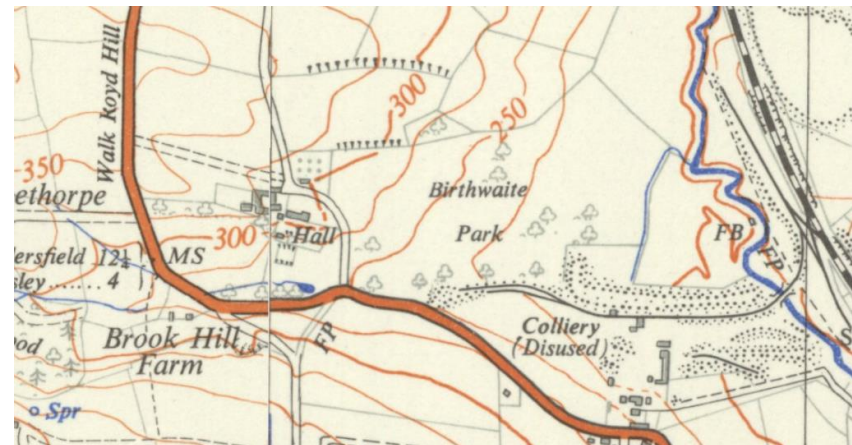


Figure 1.4: 1937 OS Plan

## Significance and Setting

- 6.10 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 6.11 Archaeological interest derives from the potential of a place to yield evidence about past human activity. The site is an existing business park which once formed part of the wider Birthwaite Estate Parkland and wider agricultural context. Due to previous development, the association of this land with the estate has been lost and the accompanying Archaeological Desk Based Assessment produced by Wardell Armstrong finds the site to have low potential for archaeological remains to survive. It is therefore not considered that the site has the potential to yield archaeological interest.
- 6.12 Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. Whilst the site formally had association with the wider estate this has since been lost, the neighbouring buildings are standard industrial units of generally low architectural quality. The site has therefore low architectural interest.
- 6.13 Historic interest derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. Whilst the site historically formed part of the wider Birthwaite Estate, this association and visual connection has since been lost and now presents very much as a modern business park.
- 6.14 The significance of Birthwaite Hall and its associated outbuildings, grounds lies in it being a late C17th stately house in an early English style with later C18th alterations along with its historic connections to the Burdett Baronetcy and more recent notable inhabitants. It therefore has elements of architectural, evidential and historic interest.
- 6.15 Due to significant screening in place through established tree belts around the estate, there is no visual intervisibility with the historic assets therein and historic interest of the site is therefore low.

## 7. Development Proposals

- 7.1 The application seeks planning consent for the erection of 2 No. B2 / B8 units on the southeast and southwest plots at Birthwaite Business Park, Huddersfield Road, Darton. The works proposed also include associated access, parking; service yards, stores, hard and soft landscaping and associated works at Masonite, with the intention of expanding ongoing operations on the existing commercial site.
- 7.2 The wider site is an established business park with a number of larger modern units lying to the east and north. The site currently comprises of scrubland with mature vegetation in the west and south-east. The north-east of the site holds a lorry park. An existing roadway with barriers and a security office runs through the site leading to the business park.
- 7.3 The intended layout of the site and a visualisation of the proposed buildings is shown Figure 6.1. The buildings are generally of a scale and form reflective of those within the existing business park to meet the applicant's operational requirements of modern format industrial and warehousing space that is fit for 21<sup>st</sup> century operations.

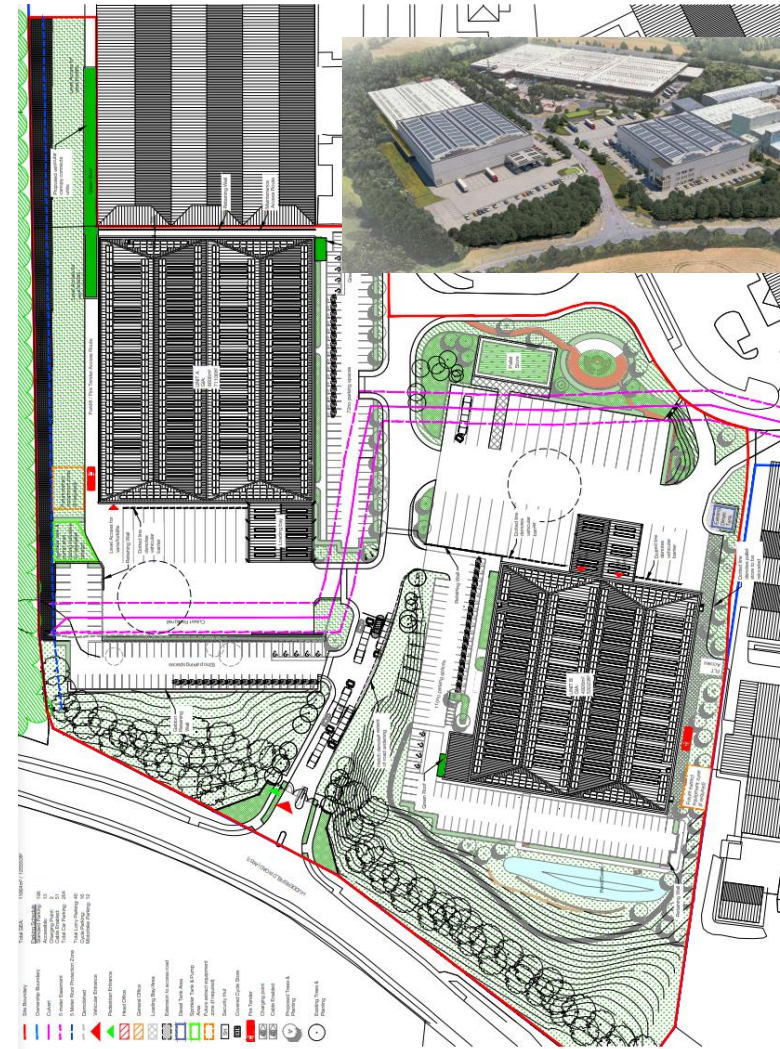


Figure 7.1: Proposed Layout Plan & Visualisations

## 8. Impact of Development

- 8.1 The Historic England Advice Note 12 '*Statements of Heritage Significance*' (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that '*as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset's significance is reduced.*'
- 8.2 Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful.

- 8.3 In considering harm it is useful to consider the degree of harm using the 'Scale of Harm' table. Any harm identified should require clear and convincing justification (para 200 of the NPPF)

**Table 1** Scale of Harm



Scale of Harm
Substantial beneficial
Moderate beneficial
Minor beneficial
Negligible beneficial
Neutral or nil
Negligible adverse
Minor adverse
Moderate adverse
Substantial adverse

- 8.4 Harm within the red section; substantial adverse to designated heritage assets of high significance should be exceptional or wholly exceptional.
- 8.5 Minor adverse; moderate adverse, negligible adverse would be classified as '*less than substantial harm*' requiring the public benefit to outweigh that harm if it has not been balanced through beneficial effects or the special circumstances set out in paragraph 201 of the NPPF apply. If harm is identified to a non designated heritage asset, then a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 8.6 The weighing of harm may change depending on the nature of the asset / designated or non-designated; and the level of significance of that asset.

- 8.7 The following methodology has therefore been used as a guide to quantify the magnitude of impact, combined with professional assessment (**Table 2**).

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

**Table 2:** Factors in the Assessment of the Magnitude of Impact (Source: Design Manual for Roads and Bridges - Volume 11, Part 2 Cultural Heritage)

- 8.8 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 '*Managing Significance in Decision-Taking in the Historic Environment*' advises that:
- the significance of the asset is understood;
  - the impact of development on significance is understood;
  - ways to avoid, minimise and mitigate impact are explored;
  - harmful impacts be justified through and balanced; and
  - that negative impacts on aspects of significance are offset by enhancing other aspects of significance
- 8.9 The proposed scheme seeks to achieve planning consent for two new warehousing / industrial units and associated works. The site is located within an existing business park with units of a similar scale and form in the immediate area. The resulting impact on the heritage assets identified is considered overleaf.

Designated Heritage Assets	Impact of Development	Design / Mitigation	Beneficial, Adverse or Neutral Effects
Birthwaite Hall and Estate Buildings	Development is within the setting of the hall at approximately 368m from the hall itself and approximately 240m from the parkland boundary lying to the east of these heritage assets	<p>The proposed units will be read against the backdrop of the existing industrial estate buildings and the land level within the business park is in a natural depression in the landscape and is lower than that of the neighbouring site to the south. On this basis, despite being taller than neighbouring buildings within the Masonite estate, they will set at a lower level which will, in turn, reduce the overall scale and massing impacts of the buildings proposed. The screening in place around the site in the form of mature tree belts will further mitigate the potential visual impacts of the buildings. The buildings are designed with hipped and varied roofs reflective of existing buildings at the site, which also helps to reduce the overall massing and height of the blocks.</p> <p>Whilst the site of the business park was once wider part of the historic estate of Birthwaite Hall this connection has long since been severed. Birthwaite Hall and parkland is screened by substantial mature tree belts running to the south and east. A further tree belt lies to the west of the business park with an agricultural field lying between the tree belt and that to the east of the Hall. As a result, there is extremely limited intervisibility between the estate and the site from within the site itself across the agricultural field.</p> <p>Whilst the proposed units will be located closer to the western edge of the estate than existing buildings, there remains a significant distance from the parkland boundary and the Hall itself, with significant tree planting and an</p>	Neutral

Designated Heritage Assets	Impact of Development	Design / Mitigation	Beneficial, Adverse or Neutral Effects
		<p>agricultural field in between. Furthermore, the application site and business park lie at a lower level than the hall / estate and the A637 to the south.</p> <p>The business park itself is heavily screened from the south at the boundary with the A637 due to the existing mature tree and hedge planting. This route forms the access route for the Hall and estate and there are no public vantage points of the Hall and estate properties at the point.</p> <p>In light of the above, it is therefore concluded that the proposals will have a neutral impact on the setting of the Grade II listed Birthwaite Hall and the associated estate buildings.</p>	

## 9. Conclusions

- 9.1 The proposed works look to erect two modern industrial / warehousing buildings within the confines of the existing business park. The site lies in proximity to the Birthwaite Hall and estate with associated grounds and structures which lie to the west of the existing established business park. There are no heritage assets within the site or that will be directly affected by the proposed works.
- 9.2 The proposed works are considered to result in neutral effects which do not cause harm to the setting or significance of these designated heritage assets. It is therefore considered that this proposal complies with both national and local policy in respect of heritage assets.
- 9.3 Whilst no harm has been identified, were the LPA to adjudge that less than substantial harm to the setting of the listed building would occur, there are nonetheless clear and substantial public benefits which would result from this application, including but not limited to the provision of new industrial / warehousing units with associated economic and employment opportunities to the business and wider local economy that weigh heavily in favour of the proposed development.

## Appendix 1 Listing Descriptions

### Gardeners Cottage at Birthwaite Hall, Grade II listed

The listing description for this building identifies it as:

*Former summer house now house. Mid to late C18 with C20 addition. Red brick with ashlar dressings. Tiled roof. Two storeys, 2 x 1 bays, sides and rear of lower floor below ground level. Raised ashlar quoins. Sash windows with moulded architraves. Band between floors. Moulded eaves cornice and blocking course. Pyramidal roof. Right side (upper level) has a similar blocked window with cornice. Addition, in keeping, at rear not of special interest.*

The cottage lies to the west of the main hall.

### Pair of Gate Piers at North Entrance to Birthwaite Hall, Huddersfield Road

Pair of gate piers. Probably early C18 but possibly moved. Stone square panelled piers with moulded cornices. Gadrooned pedestals support ball finials. The right pier is much eroded. Included for group value.

The gatepiers have interest as setting the context and understanding of the wider hall and associated buildings.

### East West Range of Farm Buildings at North End of Farmyard at Birthwaite Hall Farm

Range of farm buildings. C17. Coursed squared rubble. Stone slate roof. Two storeys at left end, three storeys at right end due to sloping ground. All window openings are double-chamfered and have moulded surround. The left end has six animal doors with quoined surrounds and deep lintels. A continuous dripmould rises over the doors as hoods. Some doors are part blocked. The doorway furthest to the right is particularly elaborate with moulded jambs and ornamental lintel. Flanking the doors are single- and 2-light windows, one with mullion missing. At the right end are 2 segmental-headed cart entries sharing a common centre pier. Above these, to first floor, is a symmetrical arrangement of four 2-light windows with a continuous dripmould which rises as a hood over a central doorway (stairs now gone). Eleven windows at high level, more closely-spaced over the right end, and relating to the arrangement of the lower openings. Chamfered gable-copings on moulded kneelers to right. Rear: Double-chamfered windows at high level including two of 2 lights at left end.

Interior: Principal rafter trusses with massive tie-beams and intermediate collars.

The building is a particularly richly-decorated example of the type.

### Statue of John Silverster in Orchard of Birthwaite Hall

Statue. Date uncertain probably late C18. Limestone, on sandstone pedestal. Slightly smaller than life, naked figure said to be of John Silverster with cloak over shoulders. Serpent at feet. The pedestal has fielded panels and a moulded cornice.

John Silvester was smith to the Tower of London and invented a chain to span the River Thames to prevent the Dutch sailing up the river in the war with Holland 1665-7 when the Dutch attacked up the Rivers Thames and Medway.