

# Justification Statement

for

**Elevational changes to Front and Rear Dormers**

at

20 and 22 Pemberton Drive  
Bradford  
BD7 1RA

By

**Hussain Architectural Design Ltd**

For

Ms Maria Jan

*March 2018*



## Intro:

The properties at 20 and 22 Pemberton Drive, Bradford were granted planning permission to change the use to a HMO with single and double storey extensions to the rear with the erection of front and rear dormers.

### **Bradford City Council Application Numbers:**

16/09558/FUL (20 Pemberton Drive, Bradford)

16/09559/FUL (22 Pemberton Drive, Bradford)

The submitted and approved plans however show the elevations of the front and rear dormers differently to how they were completed during the build.

A letter was received by the applicant from the council's enforcement team regarding these changes and as a result this application will submit the plans and details of the changes as built for consideration of the Planning department to update their records.

### **Enforcement team case reference number:**

16/00434/ENFUNA

This justification statement hopes to explain the reason for the deviation in the construction from the approved plans and hopefully provide sufficient information and reasoning for the council to update the planning permission to reflect the current situation at the properties.



## Reasons:

The main reasons for the deviations and need for justification for the buildings to remain as is are:

- The build was ongoing whilst the planning application was being sought due to the original fire damage that warranted the building work to start as soon as was possible- this meant plans changed after work was complete in some areas.
- Changes requested are not financially feasible
- If the costs were not an issue, the changes requested would not be completed in time for term time occupation
- Potential Enforcement action is preventing the buildings being used, leaving them vacant and are already attracting break ins and drug users- noted by the next-door neighbours that are fearing for their safety
- If not resolved, will be costly for everyone through enforcement and court action- all the while the buildings remain empty which is not sustainable
- Whilst the work completed does not reflect the submitted plans, the quality of work has been gold standard and praised by Bradford Building Control and is ready for habitation
- Should the Enforcement continue, then Enforcement should be made on all other properties in Bradford that have illegal dormers present with no evidence of planning permission, as is needed for all front facing dormers- not just those in a Conservation Area.

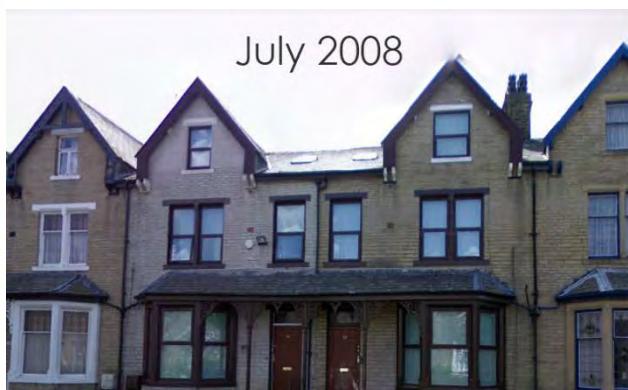
## Explanation:

The completed works have been signed off for building regulations and the properties are ready for occupation; providing 34 spaces for students, or similar, to live within the City Centre of Bradford. Similarly to Bradford Building Control, the Licensing Department at Bradford Council have also praised the plans and their provision of all facilities and rooms sizes conforming to HMO guidelines. However, the current possibility of enforcement looming and the suggested rejection of the dormers being accepted by the Planning Department as they are, has meant these buildings have for yet another year been left empty and unused. This is not a sustainable solution for the area, community or the city of Bradford.

The buildings are currently empty and have already recently attracted thieves (a break in was witnessed by an enforcement officer visiting the properties), and the rear yard has seen illegal fly tipping with evidence of drug users using the area leaving their needles scattered on the ground as evidence. This has also been reported by both attached neighbours- one of which has concerns for the young and vulnerable inhabitants of Pemberton Drive and are fearing for their safety due to the vacant properties attracting this anti-social behaviour.

Before the applicant took over ownership of 20 and 22 Pemberton Drive, the properties were vacant and frequently used by squatters, again attracting anti-social behaviour and criminals to this area of Bradford. As a result, a major fire broke out destroying the majority of 20 Pemberton Drive and severely damaging neighbouring 22 Pemberton Drive. The properties were left in disrepair until an enforcement notice was sent demanding the repairs be undertaken to the roof. This is when the applicant gained control of the buildings and started the works.

Existing rear dormers were to be re-instated and the complete re-build of the properties was an opportunity to make the most of the buildings as HMOs. Thus the planning applications were put forward for the front and rear dormers and rear extensions. As these applications were being decided, work continued on the buildings to bring them back into good repair and protect them from further damage from external elements and potential crime. Work to repair the roof had already started prior to any applications being submitted.



The original proposed dormers with 3 windows, stone walling and flat roofs were dismissed by the planning department for aesthetic reasons in connection with the Conservation Area status of the area. Following advice from the planning officer and Bradford SPDs, the dormers were changed on the plans to a more acceptable design and were subsequently granted approval. However, work on site had proceeded immensely and there were limitations to changing the new structure to suit the approved elevations. The contractors made as much change as was physically possible without jeopardising the rest of the structure, to reflect the approved changes. The result was still of great quality and the materials used were sent to the Council for approval which was received.

Due to the deviations of the actual build and the submitted plans, work was halted as funding stopped. An email sent to the case officer describing the issues and changes was given a response to suggest the council would not support the changes made. With the lack of confidence going forward, no funding and personal problems, the applicant had to stop work leaving the building unoccupied for another start of term.

The option to rebuild the dormers as per submitted plans is not feasible. It cannot be funded, and the time scale to complete the works would mean the deadline for occupation would be missed- leaving the building empty again for another 12 months. The continuation of building work would mean a complete strip out of the second floors and roofs for both properties including major structural alterations. This would also mean more disruption for the neighbours who have already had to put up with years of disturbance brought onto the street by these two neglected properties. Neighbourhood amenities and comfort would be heavily affected by the works which is unfair to those residing on Pemberton Drive.

In addition to these reasons, should an enforcement go ahead- it would be unfair if no other property in Bradford with an unauthorised front dormer be issued with an enforcement too. Research has found that a majority of front dormers around the same Conservation Area do not follow the guidelines set out in Bradford's SPDs and very few actually have planning permission. There are many that can be seen throughout Bradford, and searches for the relevant planning permission on the Council's website do not show evidence of them being authorised.

Whilst it is appreciated that the heritage of the area is preserved as part of the designated Conservation Area- it would be unfitting to try and conserve something that was destroyed by fire, as it fails to exist thereafter. It would also be inappropriate to try and replicate the destroyed structure and portray it as 'original'. This would be giving false evidence of history and the heritage of the building. The building has no listed status, so proposed changes should not be judged as such. The significance of the heritage of the area is the insight it gives to Bradford's growth during the industrial revolution, and the building of various houses to accommodate numerous families and describe the living conditions of different classes in the area. The changes to 20 and 22 Pemberton Drive provide evidence of change and add to the story of Bradford's growth, providing alternative homes for different types of people looking for accommodation in the city centre at the time.

The survival of these properties and the changes achieved show how adaptable these buildings are. They are evidence of a sustainable way to enhance the community and provide additional housing in Bradford. The sustainability of re-using this building should take precedence over any aesthetic issues concerning Conservation.



## History:

In April 2015, a suspected arson attack on 20 Pemberton Drive caused a considerable damage to the upper floor and roof of the building which also managed to spread to the neighbouring no. 22.



Videos and a news report show how the fire managed to engulf the whole building:

[http://www.thetelegraphandargus.co.uk/news/12876534.VIDEO Fire sweeps through Bradford house after suspected arson attack/](http://www.thetelegraphandargus.co.uk/news/12876534.VIDEO_Fire_sweeps_through_Bradford_house_after_suspected_arson_attack/)

In 2016 the owner of the property received an enforcement notice to repair the damage commencing within 28 days, as it had been left to ruin for a number of months. Current owner Maria Jan then became responsible for the property and organised the roof and dormers to be rebuilt which commenced within the 28 day period set by the enforcement.

As the property needed a complete renovation, it was decided to manage the changes and convert the building into a suitable HMO for student housing for Bradford University as repairs were ongoing. As the neighbouring property was also damaged and also needed a complete renovation, it was decided to do the same in no.22. Maria Jan then set forth and gained funding for the development and contacted Hussain Architectural Design Ltd to produce a planning application for the proposed changes to gain the appropriate permissions.

As the planning process was ongoing, the build continued to ensure the premises were kept secure and the development could be completed on a suitable time-scale so the rooms would be ready and available for rent when Universities started their first semester. Since this was the case, a lot of building work to repair the damaged roof was completed prior to planning being granted for the proposed dormers. As such, the design of the dormers was slightly different to the elevations that had been granted permission.

It is due to this reason funding for the project has halted, stopping the development from being ready to rent out and we are looking to get the plans amended to reflect the existing changes but understand it may not follow guidelines set out in Bradford's planning design guidance. We hope that this project can be looked at for its individual merits and that the quality of work and finished design does not negatively affect the street scene and conservation area status for this part of Bradford. It really does have to be viewed to appreciate the quality and see the amount of time and effort that has gone into bringing these two previously vacant and run down properties back to life.





## Comparisons:

It is hard to not notice the vast number of dormers that have been erected, not only to the rear of properties but to the front as well, within the city Bradford. The conservation area map of Little Horton has been included with this statement, edited to show all the properties with existing dormers.

The heritage a property has seems to have no effect on a building owner's decision in constructing dormers, therefore many older properties have been altered to suit the needs of the occupants. This includes enlarging the attic space to gain additional room within the property, as many houses within the city have limited space or difficult sites to extend at the rear.

Only a few dormer extensions within the Little Horton Lane Conservation Area are sympathetic to the building they are a part of. This includes the design, materials and quality of the construction; many of which are poorly built white uPVC that bear no relation to the same property and appear dilapidated due to lack of maintenance and low quality materials.



*Dormers along the rear of Grove Terrace are inconsistent and ugly (image taken from Google Street View)*

These values are relevant to the proposed changes at 20 and 22 Pemberton Drive and allow for assessment of how to construct the proposed dormers in a way that is harmonious with the heritage of the properties which will consider the style and materials used.

As the dormers will be a new addition, it would be unwise to construct the dormers in a fashion to mimic the original roof as to appear as part of the original house. An alternate design that can be seen as an addition to the original property will tell the story of the buildings evolution and change. The materials used will be sympathetic to the original materials of the houses to continue the unity of the street scene and not detract from the original features of the houses creating an eyesore.



*Dormers to the front of Grove Terrace, detracting from the original buildings, showing a negative impact on the Conservation Area (image taken from Google Street View)*

Other houses along this block of terraces on Pemberton Drive have had similar dormer extensions constructed in the past. In comparison, the proposed dormers, using sand stone walls and a reflected pattern of window openings will make a positive contribution that the others do not show.

The central location of 20 and 22 along their terrace row means their symmetry will not affect the pattern of the row. Because the buildings neighbour one another, the symmetry of the development will help to ensure the dormers do not look out of place. The quality of the workmanship will be shown through the new structures and done in a manner to help keep as much character of the houses as possible.





*No. 18 Pemberton Drive*

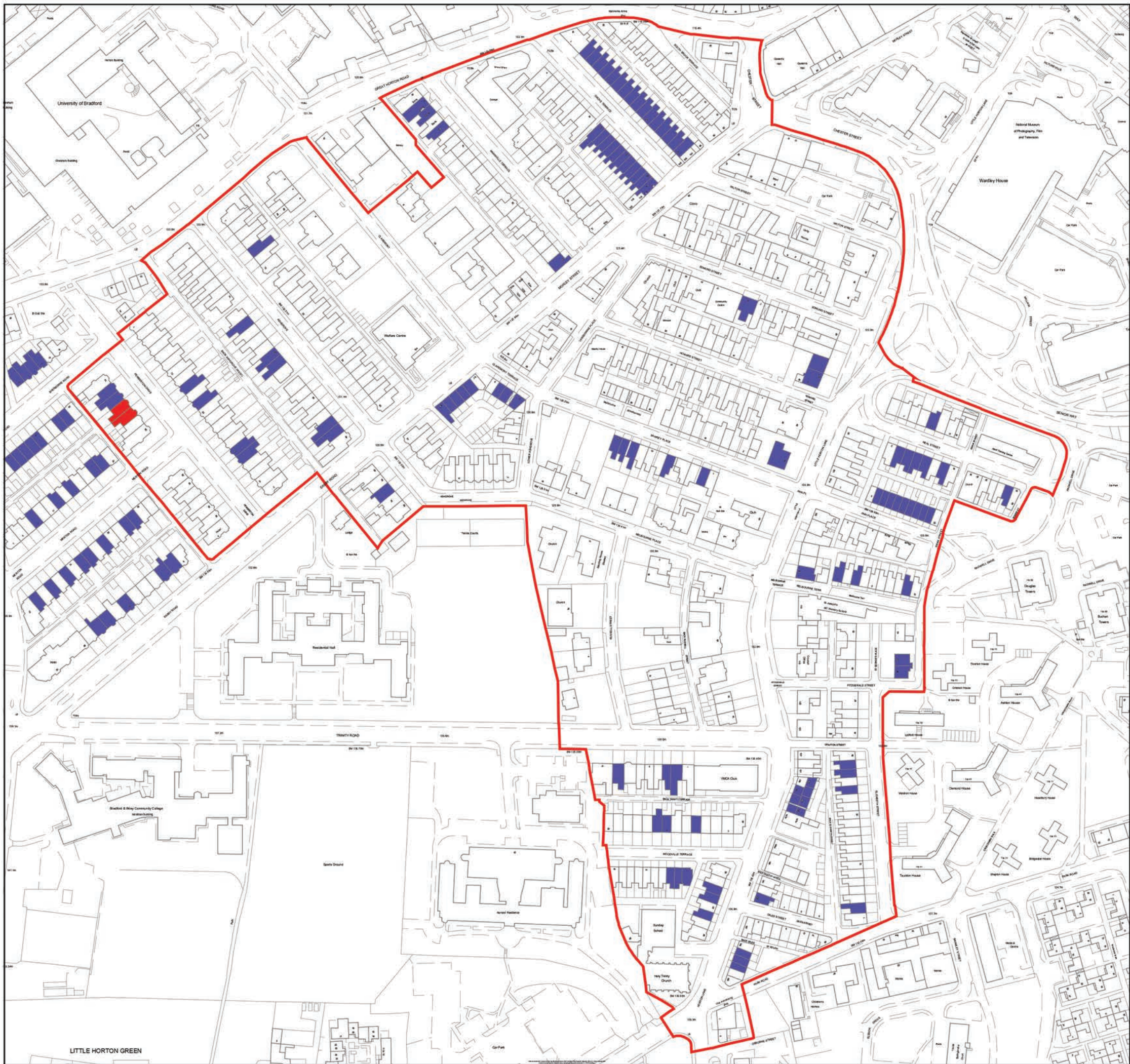
Rear dormer of number 18 uses white uPVC materials to construct extra space within the attic. The materials do not blend well with the rest of the property and are known to need a lot of maintenance and upkeep to stay in great repair.

*No. 18 & 16 Pemberton Drive*

Front dormers in between the apex gables show low quality materials and signs of dilapidation. They also break up the congruence of the front elevations.







# LITTLE HORTON LANE CONSERVATION AREA

- Conservation Area boundary.
- Properties with Dormers
- 20 & 22 Pemberton Drive

NOVEMBER 2005

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# Evidence of changes:

*Images taken from Google Street View and Google Earth.*

The following images show the evidence of the previously existing dormer to no.20 Pemberton Drive, and the following changes due to the fire and repairs. It is also apparent that no.18 erected rear and front dormers yet no application seems to have been put in for the required planning permission. The Little Horton Conservation area was assessed and classified as such during 2008 with the appraisal put forward in 2009; some of the dormers appearing within these areas do not seem to have correct planning permission.

December 2002-



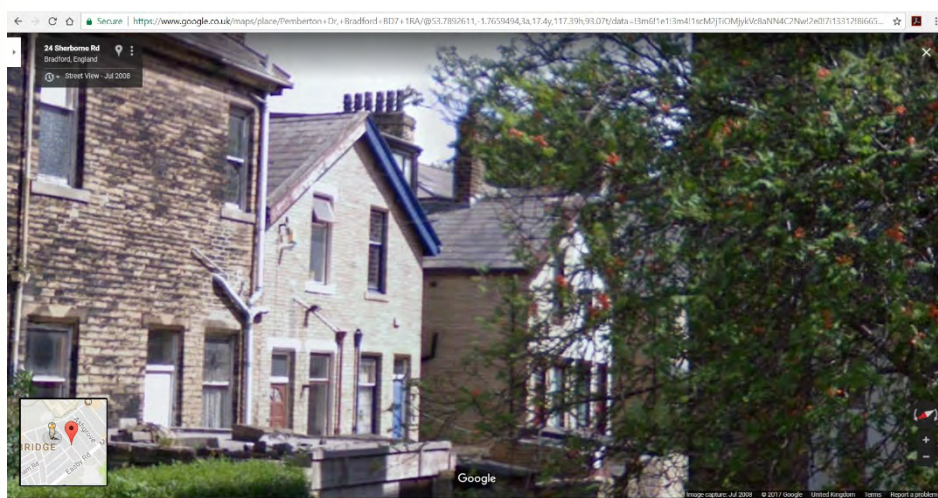
December 2003-





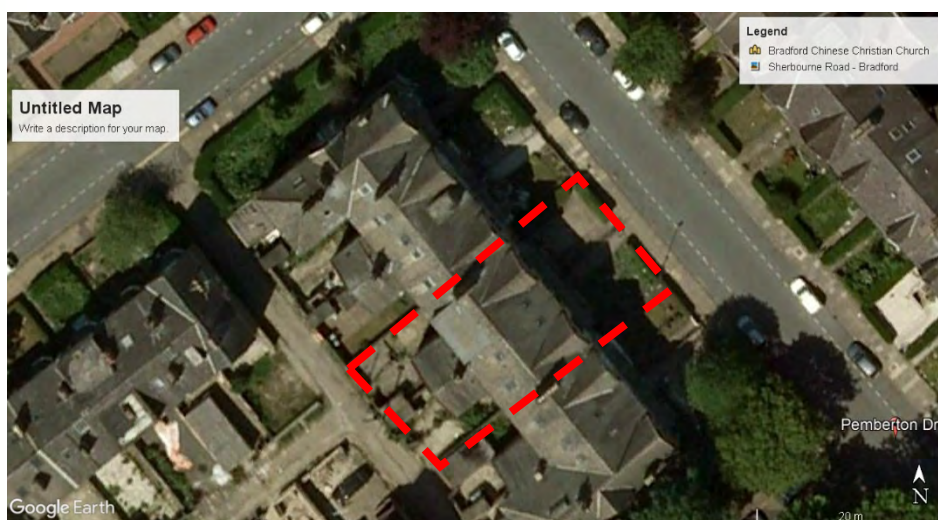
A screenshot of a Google Street View image. The main view shows a residential street in Bradford, England, with terraced houses and parked cars. A small inset map in the bottom left corner shows the location relative to the surrounding area. The Google logo is visible at the bottom center of the image.





Rear from Sherborne Road

June 2009-





September 2011-



October 2012-



Front from Pemberton Drive







Rear from Sherborne Road

October 2014-



Front from Pemberton Drive







Rear from Merton Road



Rear from Sherborne Road



July 2015-

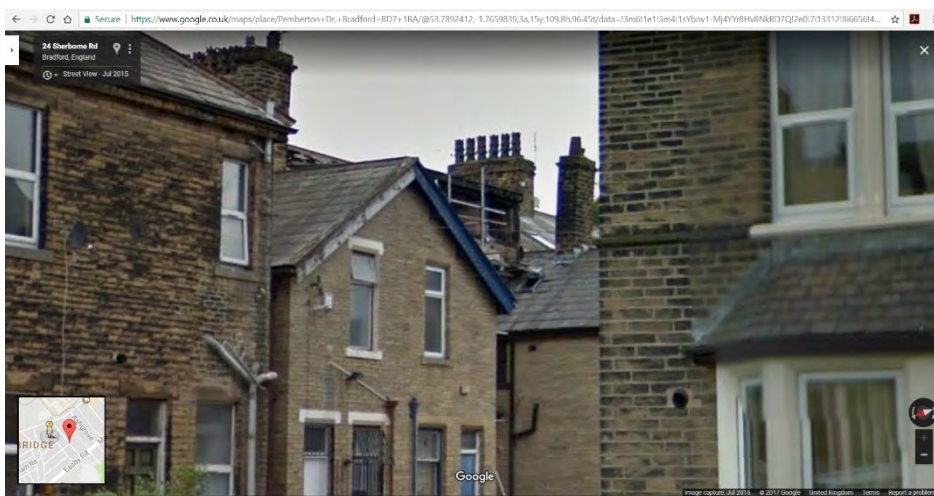


Front from Pemberton Drive



Rear from Laisteridge Lane





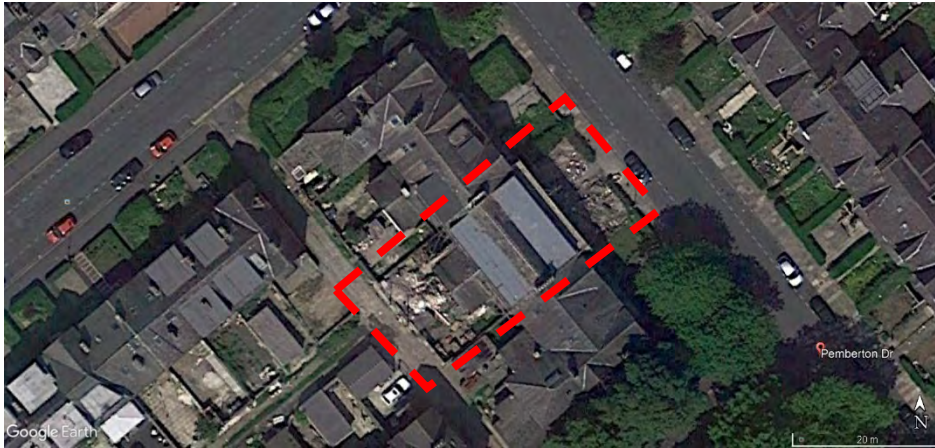
Rear from Sherbone Road

June 2016-



Dormer's for no.18 appear.





Works to roof repairs already under way to conform to enforcement.

April 2017-



New front to properties, stone cleaned to match and mirror each other.



Comparison of rear dormer construction (no.18 on left, no.20 on right)

## Policies:

Following the National Planning Policy Framework, sustainable development should be the priority in the decision-making process for the Local Authorities. Looking through the relevant planning policies of Bradford City Council and the NPPF, we have justified how the proposed development complies with these policies as a sustainable development and should take precedence over any other reason for refusal.

- Priority of sustainability over other policies, mainly heritage, in this case
- Enabling the building to be used is sustainable
- The use will ensure the area is more populated and gives life to the conservation area
- Need for disused and neglected buildings to be brought back into life should take precedence over aesthetic policies
- Providing a need- student housing
- Promoting Bradford as a University City by offering extra/ alternative accommodation
- Accommodation suited to international students, enabling growth and varying cultural mixes to Bradford
- The changes to the building do not harm the heritage of the Conservation Area- the buildings are not Listed (being treated as such)

### Oxford Dictionary:

#### sustainable ADJECTIVE

- 1 Able to be maintained at a certain rate or level.  
*'sustainable economic growth'*  
1.1 Conserving an ecological balance by avoiding depletion of natural resources.  
*'our fundamental commitment to sustainable development'*
- 2 Able to be upheld or defended.  
*'sustainable definitions of good educational practice'*

### NPPF:

#### Ministerial foreword

"The purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we

live them, can be better, but they will certainly be worse if things stagnate.

Sustainable development is about change for the better, and not only in our built environment. ... Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers."

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
  - or
  - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
  - or
  - specific policies in this Framework indicate development should be restricted."

"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

"131. In determining planning applications, local planning authorities should take account of:

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

"134. 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 securing its optimum viable use."



"197. In assessing and determining development proposals, local planning authorities should apply the **presumption in favour of sustainable development**."

### **Bradford City Council Planning Policies:**

Aim and Objectives 2.3 The aim of the Plan is to: Devise a Plan which will promote a more sustainable district. This is defined in PPG1 paragraph 4 as to ensure that development 'meets the needs of the present without compromising the ability of future generations to meet their needs'.

Abandoning the buildings and leaving them empty is not sustainable (which is what is currently happening).

The use of the building and work done means it will stand the test of time and can be occupied for the foreseeable future.

The quality of work means the structure is sound and will also survive for future use with minimal maintenance needed.

POLICY UDP1 THE LOCATION OF DEVELOPMENT TO MEET THE NEEDS OF THE DISTRICT WILL BE MADE BY: (1) FOCUSING ON THE URBAN AREAS (2) ENCOURAGING THE MOST EFFECTIVE USE OF BROWNFIELD SITES AND BUILDINGS (3) CONCENTRATING DEVELOPMENT IN AREAS WITH GOOD PUBLIC TRANSPORT LINKS (4) CONCENTRATING DEVELOPMENT IN AREAS WITH PROXIMITY TO ESSENTIAL AND WIDER FACILITIES AND SERVICES

Buildings are within urban area- situated in/or near city centre.

Feasible use for the building and reflects historical uses.

Easily linked to city centre- easy to walk to and grab public transport in and out of city.

Situated near Universities and targeting students of Bradford.

POLICY UDP3 NEW DEVELOPMENT WILL NEED TO ENSURE THAT THE QUALITY OF THE BUILT AND NATURAL ENVIRONMENT IS MAINTAINED AND WHERE PRACTICAL IMPROVED. IN PARTICULAR DEVELOPMENT SHOULD: (1) PROMOTE SUSTAINABLE DESIGN AND ENSHINE THE PRINCIPLES OF GOOD URBAN DESIGN

Quality of work has been praised by building control and passed all inspections.

The design has been done to blend in with the slate tile roof and reflect the original as much as possible but with modern changes to show the new changes rather than create a pastiche effect of trying to replicate the original with new materials- giving a false quality to the buildings.

POLICY UDP4 TO PROMOTE ECONOMIC REGENERATION AND CREATE THE CONDITIONS TO SUPPORT ECONOMIC GROWTH AND EMPLOYMENT OPPORTUNITIES FOR ALL THROUGH THE PROVISION OF LAND AND APPROPRIATE REUSE OF BUILDINGS IN SUSTAINABLE LOCATIONS PREDOMINANTLY WITHIN THE EXISTING BUILT UP AREAS.

The use of the building will bring more students to the area and will be attractive to international students too. Enhancing the character and population of the area. Also increasing the varying culture of Bradford and promoting it as a University city.

The buildings will also need managerial staff to keep them updated and in good repair; creating employment opportunities and keeping the buildings viable for use-year after year.

Re-use of the building for this purpose is the most feasible and appropriate with a great location for students and access to city centre amenities.

Meeting the Needs of Communities 3.19 A home and adequate community provision are vital to the well being of the District. The provision of homes is the largest consumer of land for development in the District. Homes 3.20 The government advises in PPG3 that the development plan should look to Regional Planning Guidance when considering the scale of provision of homes. 3.21 Regional Planning Guidance for Yorkshire and the Humber (RPG12) was published in its final form in October 2001. 3.22 Policy h1a) of RPG12, covering the distribution of housing, states that "Development Plans should include appropriate policies and proposals so as to achieve the annual average additions to the housing stock set out in Table H1 over the period 1998 to 2016". The target for the Bradford District set out in this table is an annual average of 1390 homes.

These 2 buildings provide homes for up to 34 students, and will also be available as such all year round and for the foreseeable future.

The council is for the moment risking losing these 34 spaces by not contributing to allowing the rooms to be occupied.

POLICY UDP5 PROVIDE FOR THE NEEDS OF THE COMMUNITIES IN APPROPRIATE LOCATIONS INCLUDING (1) MAKING PROVISION TO ENSURE THE DEVELOPMENT OF AN AVERAGE OF 1390 HOMES PER YEAR OVER THE PLAN PERIOD (2) ENSURING THE WIDE RANGING HOUSING NEEDS OF THE COMMUNITY ARE MET (3) ENSURING OTHER SOCIAL PROVISION SUCH AS HEALTH AND EDUCATION IS MADE (4) MAKING PROVISION TO MEET THE DISTRICTS LEISURE AND RECREATION NEEDS INCLUDING PLAYING FIELDS AND CHILDREN'S PLAY

Providing 34 additional residential spaces for students increases the population of Bradford and enables students of the University to live nearby. Thus increasing the number of students choosing Bradford as the addition of the student housing allows for this.

POLICY UDP7 REDUCE THE IMPACT OF TRAVEL BY: (1) MANAGING THE GROWTH OF TRAFFIC AND MINIMISING ITS IMPACT ON COMMUNITIES AND THE ENVIRONMENT. (2) PROMOTING IMPROVED ACCESSIBILITY THROUGH ENABLING THE USE OF PUBLIC TRANSPORT, CYCLING AND WALKING AND REDUCING THE DEPENDENCY ON THE PRIVATE CAR

The locality of the building means students can walk to Uni- the most sustainable form of travel for the area. The Universities are a maximum of 350m away from the buildings which is around 5minutes leisurely walk.

The ideal location of the housing is sustainable and the need to change the appearance of the dormers should not prohibit the use of these buildings as intended.

3.76 The aim and objectives of the replacement plan location strategy is derived from the overall aim of the Plan and relevant objectives. These are: - Devise a Plan which will promote a more Sustainable District.

Enabling the development is much more sustainable than leaving it vacant due to the changes in the dormer design.

This design has no effect on the ability for the buildings to be used for their intended purpose; it is purely aesthetic reasons for the requested changes.

The design of the dormers actually allows for an additional 2 rooms per house- creating 4 extra homes for potential students of Bradford.

Principle Local Indicator Measure Policy UDP1 1.1 Patterns of Development 1.1.1 Proportion of dwellings on Brownfield Sites BVP106 1.1.2 Proportion of employment development on Brownfield Sites 1.1.3 Amount of housing development in each category of location in the Plan strategy 1.1.4 Average density of housing development 1.2 Reuse of existing buildings 1.2.1 Number of dwellings created through conversions

Buildings previously had 5 bedrooms each. Now have 17 each equating to an increase of 3.4 times the number of rooms available for Bradford students. Currently there are 0 occupied due to the request for changes to the dormer.

Aesthetic requests prohibiting use and occupation.

Promoting Sustainable Development 4.8 The planning system has a vital part to play in ensuring that land and other resources are used sustainably. Government guidance reflects this commitment to sustainable development and promotes planning as an important mechanism for achieving sustainable patterns of development. The aim of the Plan is to ensure that development 'meets the needs of the present without compromising the ability of future generations to meet their needs' PPG1 paragraph 4. Regional Planning Guidance provides more detailed

advice on how to promote sustainable patterns of development particularly through Policies P1, H2 and E4 all of which have influenced the strategy for locating development in this Plan. Local planning authorities are advised to consider sustainability throughout the development plan process. This is recognised in the principle aim of the Plan, which seeks to promote 'a more sustainable district'. All development will be required to make a contribution to this aim.

Reuse of 2 vacant buildings

Re-build of fire-damaged roof structure in Conservation Area

Increase of accommodation for students

Students live nearby to Universities this is unlikely to change in the future

Use of building will ensure upkeep and maintenance of structure

Population and habitation of area increase creating a lively community

More habitation and occupation will decrease anti-social behaviour

Enabling development will encourage others to develop their spaces in the same qualitative building

POLICY UR2 DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT CONTRIBUTES TO THE SOCIAL ECONOMIC AND ENVIRONMENTAL ASPECTS OF SUSTAINABLE DEVELOPMENT AND: MAKES EFFICIENT USE OF EXISTING PHYSICAL AND SOCIAL INFRASTRUCTURE AND MINIMISES ADVERSE IMPACTS FROM THE DEVELOPMENT. PROVIDES APPROPRIATE MITIGATION WHERE NEGATIVE IMPACTS ARE IDENTIFIED

Increase in population for the area, safety in numbers and vitality to the community

Changes to the roof may be seen as detracting from the Conservation Area status but they allow the continuation of use of the building as a home for people

The buildings are the perfect choice for use as HMO and the visual changes show the increase capacity they can now hold

The dormers have been altered to the extent to reflect a similar look and shape of the previous structure and also use similar materials that have been approved for use by the planning department

The White Paper identifies the challenges of social change and the need to:- encourage people to remain in, and move back into, towns and cities to regenerate urban areas and to relieve pressure on the countryside tackle the poor quality of life and lack of opportunity in some urban areas address the weak economic performance of some urban areas and improve urban environments to make sustainable choices more attractive

The provision of 34 additional rooms to invite more students to the city of Bradford is a sustainable and positive move

The location to city centre and University amenities is ideal and almost unrivalled

POLICY BH7 DEVELOPMENT WITHIN OR WHICH WOULD AFFECT THE SETTING OF CONSERVATION AREAS WILL BE EXPECTED TO BE OF THE HIGHEST STANDARDS OF DESIGN AND TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA. 10.37 The areas protected by Conservation Area designation form a major part of the rich legacy of the historic built environment of the Bradford District. It is the responsibility of the Local Planning Authority to safeguard this valuable and irreplaceable resource. New development including alterations to buildings will be expected to respect its historic context in terms of scale form and quality of detail. Developers must demonstrate in both a written justification and illustration that the proposal will preserve or enhance the specific Conservation Area by virtue of its use, design, siting and materials. Applications in outline will only be accepted in exceptional cases where the applicant can show that the scale of development or the principle of development is not a material consideration. Change of use applications which maintain the vitality and character or appearance of the Conservation Area will be supported. Uses which may cause conflicts such as night clubs located on secondary roads adjacent to residential development or industrial use where residential or mixed use schemes are being promoted as part of this plan will be refused. Developments which generate increased levels of traffic footfall parking noise or pollution are detrimental to the character of a Conservation Area, but consideration will be given to relaxing approved policies or standards if by doing so a building of particular townscape merit or under threat of demolition can be retained.

The dormers reflect the original structure to the best of their ability- without destroying more of the structure and creating false construction to imitate the neighbouring properties.

The re-use of the building as a HMO should override the need to protect the original building quality that has already unfortunately been lost.





## Pros outweigh Cons:

### Pros:

- 34 additional affordable rooms for Braford students (dormers allow for 4 of those)
- Ideal location for HMO and student housing
- Work has been completed to a high quality
- The properties are ready to occupy
- A more populated and diverse area will deter crime and anti-social behaviour
- The external works tell of the changes the property has had, giving it an identity of its new use and a new chapter in its longevity
- Helps keep the community at ease by being occupied
- No more work will not affect neighbourhood amenity
- A suitable and sustainable use for the properties
- The scale and materials used reflect the historical appearance but prove its an addition and not part of the original building
- 20 and 22 Pemberton Drove are central properties along the terrace and mirror each other- the remaining houses either side continue the mirror effect and also remain as evidence of the original build

### Cons:

- The original look of the buildings is lost and doesn't appear exactly like the neighbouring houses anymore



## Conclusion:

As can be seen, the pros for the dormers to stay as they currently are heavily outweigh the cons. The development has been proven to be a sustainable one and should be given precedence over the unfortunate loss of the original appearance of the properties. The dormers should be allowed to stay as they are with the planning records updated for the relevant planning applications with the note that they were allowed due to the justification that the sustainability of the use of the building is preferred over the conservation of a burned down and demolished irreparable structure.

However, the building cannot currently be occupied without the full planning consent. This is prohibiting the use and sustainability of the development and 20 and 22 Pemberton Drive are negatively affecting the community due to them being vacant.

