

# Heritage Impact Assessment

Site Location:

Land to the south east of  
Hermitage Park, Lepton

Site reference number:

H2730A

On behalf of

**Kirklees Council**

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## 1.0 INTRODUCTION

### Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

### Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

*“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

*“... Local planning authorities should identify and assess the particular significance of*

## 1.0 INTRODUCTION cont.

*any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

1.6 In addition to the above the NPPF states that :

*"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

## 2.0 METHODOLOGY

### General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

### Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

### Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

## 2.0 METHODOLOGY (cont.)

- 2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

### Assessing the potential impact of developing the proposed allocated site

- 2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.
- 2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

- Negligible:** The allocated site provides little or no contribution to the heritage asset.
- Slight:** The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
- Moderate:** The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
- High:** The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .
- Considerable:** The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

- 2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

### Assessing the options for mitigation and/or enhancement

- 2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

## 2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

### Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

#### **Conservation area**

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

#### **Designated heritage asset:**

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

#### **Historic environment record**

Information services that seek to provide access to comprehensive and

## 2.0 METHODOLOGY (cont.)

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

### **Setting of a heritage asset**

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.

### **Significance (for heritage policy)**

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.

### **Value**

An aspect of worth or importance, here attached by people to qualities of places.

### **Harm**

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

## 3.0 SITE ASSESSMENT

### Site Location

- 3.1 The site is located on the southern edge of the settlement of Lepton. Lepton is a semi-rural village to the south-east of Huddersfield and has gradually become a residential suburb of the town. The former village is spread out between two main roads which lead out of Huddersfield. The A629 to the west leads to Penistone and the A642 to the east leads to Wakefield.
- 3.2 The site is positioned on a slope above the Fenay Valley with the Beldon Brook at its base. The surrounding land is rural and is defined by open agricultural fields and undulating hills, this is with the exception of Lepton Great Wood which is located directly to the east of the site. Wooded areas are also visible in long range views to the west towards Farnley Tyas.
- 3.3 There are no structures within the boundaries of the site, however there are designated heritage assets which are included on the National Heritage List for England which are located close to the edge of the site. These assets include; Crow Trees, Rowley Lane (Grade II); 37 Rowley Lane; 6 & 8 Rowley Hill and 63 Rowley Lane.

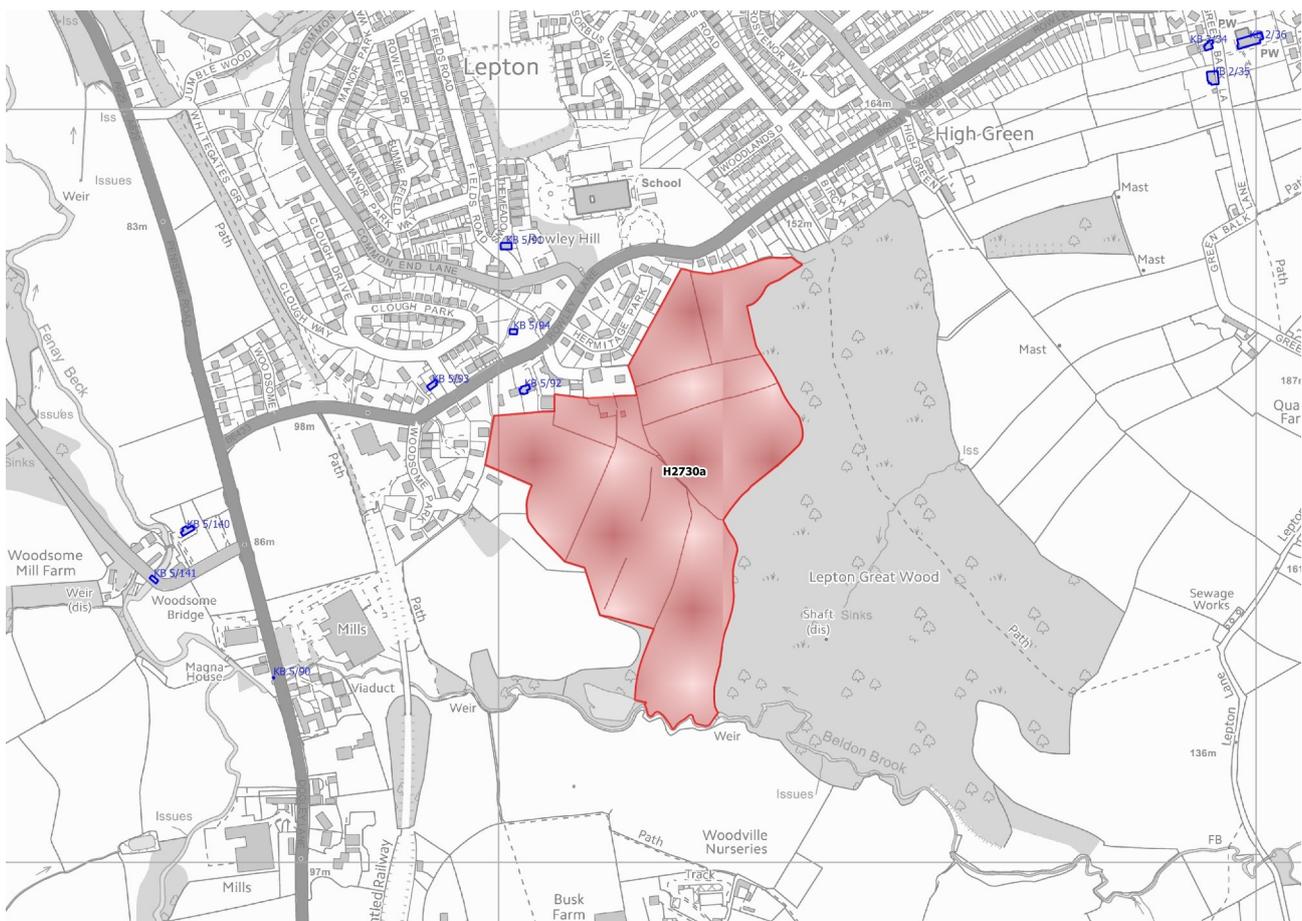


Figure 1 - Site Location plan

## 3.0 SITE ASSESSMENT

### Brief history of the site

- 3.4 From analysing historic maps, the site has never been developed and has remained in agricultural use. This is at odds with the surrounding land which has seen continuous development and different uses.
- 3.5 There is evidence that the settlement of Lepton dates back to the Medieval period (1066-1550). Although the majority of the Medieval building fabric has been replaced with more modern structures, there are still remnants of Medieval building fabric within no.8 Rowley Lane. This property now forms part of Crow Trees and is a Grade II listed building. The building has been altered considerably since its construction as a hall house with cross wing and the remaining timber element is thought to have originally formed the solar wing of the house.
- 3.6 The 1854 OS 6 inch map shows Lepton as a settlement formed of a number of smaller areas including Rowley Bottom, Rowley and Bogden (pre-1675 known as Bugden and Buckden), Chapel Hill and Lidgate (now known as Lydgate). The historic centre is located to the north-east of the village, focussed upon Lepton Cross.
- 3.7 Bounding the site to the east is Lepton Great Wood which belonged to the Beaumonts of Whitley and was one of several woods they owned which contributed to the finances of their estate. Originally bounded by hedgerows, these were replaced in 1730 with stone walls which were built using locally quarried sandstone.
- 3.8 The site has historically been used for farming with mining, quarrying and woollen manufacture found within Lepton.
- 3.9 Coal mining in Lepton was first recorded in the 14<sup>th</sup> Century when there was a report of a death of a man down a coal pit in 1357. The mining of coal started on a small scale with day pits which were informal open cast operations, they were high in number and the coal was used to heat residential properties. In 1636 it was documented that the coal from the Rowley area of Lepton was mined for use at Woodsome Hall to the west. In the 18<sup>th</sup> Century, coal mining expanded rapidly with larger pits opening and by the end of the 18<sup>th</sup> Century all major land owners had collieries in their estates. By the early 20<sup>th</sup> Century, a larger coal mine had been opened in the centre of Lepton called Victoria Colliery, the shafts were located on the southern side of Rowley Lane towards Lepton Great Wood and remnants of this use can still be found across the landscape. Along Beldon Beck is a drain from the mine and during high levels of rainfall orange water flows from the drain. Spoil tips and mine shafts are also visible. A tramway originally linked the mines to the colliery on Rowley Lane and was later extended down Rowley Lane towards the Kirkburton Branch railway line (opened in 1867 and operated by London and North Western Railway Company) for transportation into Huddersfield. By

## 3.0 SITE ASSESSMENT

1933 Woodsome Colliery had opened to the south of Lepton. Victoria Colliery was closed in 1943.

- 3.10 On the 1854 OS Map, sandstone quarries are shown to the north, north-west and east of the site and a gravel pit is shown along the main road to Huddersfield. By 1894, all of the sandstone quarries had closed and are referred to as Old Quarry which indicates that these quarries were small in size and were likely to have been opened for a short period of time.
- 3.11 In 1854, a woollen mill known as Rowley Mill was located to the south on Beldon Brook, with a further woollen mill, Dogley Lane Mill, situated to the south-west on Woodsome Beck. Tenter frames are shown along Rowley Lane and were large wooden frames which were used in the woollen cloth making process. Once the woven cloth had been washed, it was stretched onto a tenter and fixed using tenterhooks to be dried to prevent shrinkage. Corn was also milled at Woodsome Mill to the west during this period.
- 3.12 From the mid-20<sup>th</sup> Century the industries within Lepton had declined and the construction of housing was prevalent. High numbers of residential properties resulted in the size of Lepton increasing and gradually the countryside between Lepton and Huddersfield was replaced with housing. Rowley Lane, which had previously linked the separate areas of Lepton, was gradually infilled with modern housing throughout the second half of the 20<sup>th</sup> Century. Modern housing developments continue to the north and have infilled the area previously used for the small scale mining and quarrying. The edge of the existing settlement of Lepton to the north and west of the site contains buildings of a range of ages and architectural styles. Woodsome Park to the west of the site and Hermitage Park to the north are typical late 20<sup>th</sup> Century housing developments which are laid out on cul-de-sac streets rather than the traditional through road which is found in the historic part of Lepton.

### Identification of heritage assets

- 3.13 There are a number of heritage assets within the vicinity of the allocation with the majority of these being located to the west of the site. The heritage asset that has been identified as requiring assessment by Kirklees Council following consultation is the Grade II listed "Crow Trees" Listing reference 1135342. The listing states:

*"House, part of group. C17 with mid C19 addition to left and later single storey addition to right. Hammer dressed stone. Quoins. Stone slate roof with hollow chamfered gable copings and moulded kneelers and finials. Two storeys. The roof runs from front to back and the windows are in the gable ends. The front gable wall has one 4-light double chamfered window with hood mould to each floor, and C19 entrance to right. The rear gable has 10-light mullioned and transomed window to ground floor and 5-light window to 1st, both double chamfered and*

### 3.0 SITE ASSESSMENT

*with hood mould. Blind light in gable apex. The left side has a projecting stack.  
Interior: chamfered, arched fireplace to both floors corresponding to the external  
stack. Stop chamfered beams. Large king-post truss to roof.  
Presumably the house is one cross wing of what was once a much larger house.”*

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

4.1 Crow Trees is a private dwelling in secluded grounds and as such it is not possible to easily view the property from a public right of way. It was possible to gain glimpses of the east elevation from the footpath running north-south which runs along the boundary of the adjacent property but these views were limited. Fortunately there has been an application made on the property previously and as such it was possible to access drawings of the building including plans and elevations.



Figure 2 - View from footpath

- 4.2 After consulting historic maps of the area it appears that either this building or the adjoining building to the west was a public house known as The White Lion. This public house is shown on the First Edition OS map published 1854 and is still shown on the later OS map published in 1950. It is fair to assume that Crow Trees was in some way associated to The White Lion either as lettable rooms or accommodation for the landlord.
- 4.3 It appears that there is also some association between The White Lion and the former Lion Fireworks Factory located to the north-west. In particular it appears that Ben Jessop, the son of Allen Jessop, the founder of Messrs Allen Jessop & Sons which was first licensed to produce fireworks in 1876, left the family business to become the licensed victualler of the 'White Lion' public house, Lepton. Ben eventually went back to the firework business and set up a rival business with Harry Kilner which went on to become "The Lion Fireworks" in 1936.
- 4.4 An Archaeological report was undertaken on the adjacent dwelling, No.8 Rowley Road, which seems to indicate that whilst the building is not listed it has been assessed as having the potential to date to the late 13 or early 14th century. The report surmised that No. 8/10 pre-dates the listed structure adjacent and that Crow Trees was constructed as an extension to the mediaeval hall in the 17th century. It was around this time that the hall was re-faced in stone and the solar wing was completely remodelled.
- 4.5 As part of the report, the historical evidence relating to the site was reviewed and it suggests that the site existed as a small feudal holding and was created as a result of the fragmentation of the estates of William De Neville III In 1253.

### Crow Trees

4.6 **Evidential Value** - There is potential for both Crow Trees and the adjacent property to reveal more evidence about the provenance of the structures and whether they formed one larger property. As

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

stated in Michelmores Report it is unusual for a 700 year old building to survive and if there is more evidence of the elements of the construction, in particular the timber frame from that time, this would be highly significant.

- 4.7 **Associative Historical Value** - If the adjacent structure does provide evidence of the existence of a small feudal holding then this would have associative value due to the connections with William de Neville III.
- 4.8 **Illustrative Historical Value**—The age, form and design of Crow Trees give the asset illustrative historical value as a recognisable 17th century hall. The evidence obtained shows that it exists on the site of a much older structure which gives the asset additional historical value. This has been further enhanced by the detailed reporting that has been undertaken to record the historical evolution of the adjacent building, charting the evolution of the Medieval Hall. These elements of the structure, although hidden, provide a detailed account of the history of the structure itself which also gives an insight into the historical evolution of buildings on the site from the 12th century.
- 4.9 **Aesthetic Value** - The building is located away from the public footpath in private grounds so it was not possible to undertake a detailed visual inspection of the building. After consulting the drawings of the building and aerial photography it appears that the traditional form and detailing of the building has, on the whole, been retained and provides aesthetic value. The form of the modern extension to the west does appear to be rather imposing when compared to the existing house, particularly at the ridge, but the materials used appear to be local and in keeping with the age and style of the existing dwelling. The stone details such as the mullioned windows, hoodmoulds and the gargoyles, which have in recent years been repaired, and in some areas restored, contribute to the aesthetic value of the building.
- 4.10 **Communal Value**— Due to the industrial usages of the surrounding landscape and the association with the adjacent former public house the building does have communal value but as the building is so private this will be limited.

### Level of importance

- 4.11 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II and as such are of national importance and more than special interest.
- 4.12 Of the values listed above it is the historic values that most strongly contributes to the significance of the buildings and is considered to be high. The communal value is considered to be moderate. The evidential value has the potential to yield more information about the historical development of

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

the buildings and as such is considered to be moderate.

### **Immediate setting of the heritage asset:**

- 4.13 **Evidential Value** - There have been structures on this particular site dating back to the 12th century and there is the potential for the site to reveal more information about these structures. This is particularly important when we look at the evidence which has already been uncovered regarding the adjacent property.
- 4.14 **Historical Value** - There is some historical value to the areas of the allocated site which are adjacent to the heritage asset. This value lies primarily within the open nature of the land which would have formed a historic view from the asset, and the historic field boundaries.
- 4.15 **Aesthetic Value** - Following the construction of the new build dwelling directly to the south east of the listed building, there are limited opportunities for views into the allocated site.

## 5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE ASSET

- 5.1 **Views towards the heritage assets: Moderate Significance** - There are very few vantage points along the routes adjacent to the site which allow glimpses of the heritage asset and the wider setting. The view from Rowley Road is completely obscured by foliage in addition to the dramatic change in levels which also act as a visual barrier. The listed building is completely obscured from the upper levels of the allocated site due to the construction of the new dwelling to the south-east of the heritage asset. The only views of the heritage asset are from the footpath to the west of the site. These views have been assessed as having moderate significance as it is they are the only reasonably accessible views of the asset from a public right of way.



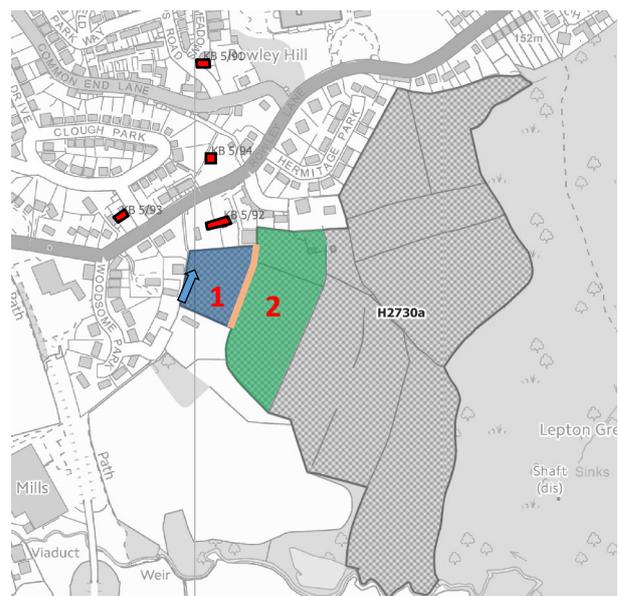
Figure 3 - View towards asset from allocated site

- 5.2 **Open land - Area 1 : Moderate Significance** -

The area of open land directly adjacent to the southern boundary of the heritage asset has moderate significance due to the presence of historic field boundaries, the open nature of the land which facilitates the views from the footpath and the agricultural nature of the land. The field boundary between area 1 and area 2 has high significance to the heritage asset as it clearly relates to the historic curtilage of the dwelling.

- 5.3 **Open land - Area 2 : Slight Significance** - The area of open land directly adjacent to Area 1 has slight significance to the heritage asset as it provides the rural backdrop to the asset.

- 5.4 **Remaining areas of open land : Negligible Significance** - The remaining areas of open land are not visible from the heritage asset and are of negligible significance.



KEY:

	Heritage Asset
	Considerable significance
	High Significance
	Moderate Significance
	Slight Significance

Figure 4 - Assessment of the development site

## 6.00 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. This mitigation is required in order to retain the views of the heritage asset from the footpath and to retain the open agricultural setting.
- 6.3 Any development in an area of moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity with particular attention paid to the immediate setting of the heritage asset. The design should seek to make use of traditional or sympathetic building materials and techniques and the proposed use of the buildings in should respect the traditional character of the setting of the adjacent heritage asset which is in this case agricultural.
- 6.4 It is essential to retain the footpath to the west and the boundary between areas 1 and 2 as shown on figure 4.
- 6.5 Areas of the site which have been identified as having slight significance to the heritage asset have been assessed as providing some contribution to the asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.
- 6.6 Areas of open land which have “negligible significance” have been assessed as having little or no effect on the heritage asset and as such no mitigation is required.

LIST DESCRIPTIONS



# CROW TREES

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CROW TREES

List entry Number: 1135342

## Location

CROW TREES, 12, ROWLEY LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Kirkburton

National Park: Not applicable to this List entry.

Grade: II

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised

records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 16-May-1984

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 341207

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

SE 11 SE ROWLEY HILL Rowley Hill 5/92 No. 12 (Crow Trees) II

House, part of group. C17 with mid C19 addition to left and later single storey

addition to right. Hammer dressed stone. Quoins. Stone slate roof with hollow chamfered gable copings and moulded kneelers and finials. Two storeys. The roof runs from front to back and the windows are in the gable ends. The front gable wall has one 4-light double chamfered window with hood mould to each floor, and C19 entrance to right. The rear gable has 10-light mullioned and transomed window to ground floor and 5-light window to 1st, both double chamfered and with hood mould. Blind light in gable apex. The left side has a projecting stack.

Interior: chamfered, arched fireplace to both floors corresponding to the external stack. Stop chamfered beams. Large king-post truss to roof.

Presumably the house is one cross wing of what was once a much larger house.

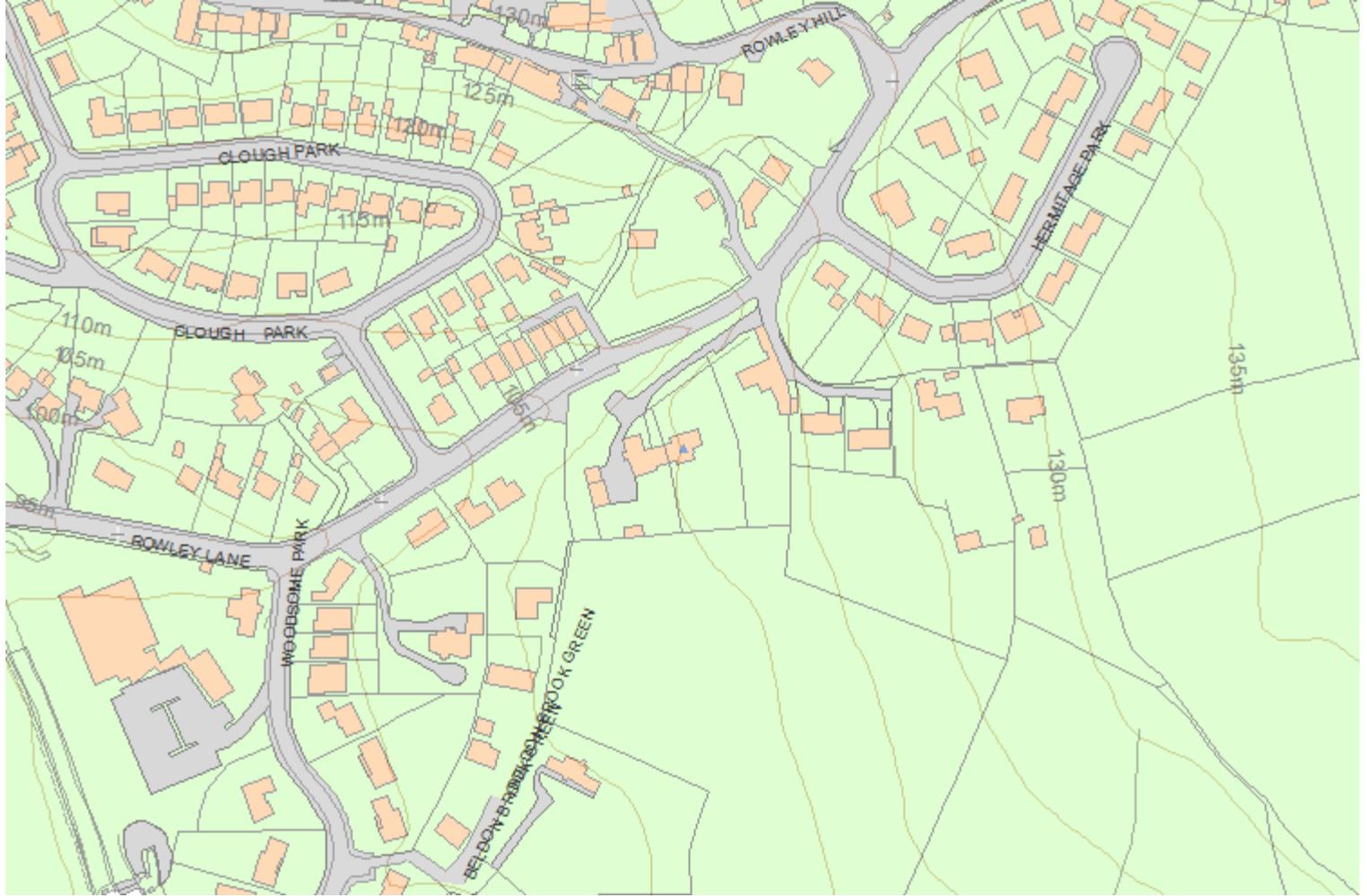
Listing NGR: SE1903514628

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 19035 14628

## Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 27-Mar-2017 at 10:54:48.

End of official listing

SITE PLANS / DRAWINGS

**Local Plan Site: H2730a**

- Legend**
- Local Plan Site
  - Archaeological Site
  - Registered Battlefield
  - Conservation Area
  - Listed Building
  - Registered Parks and Gardens
  - Scheduled Monuments

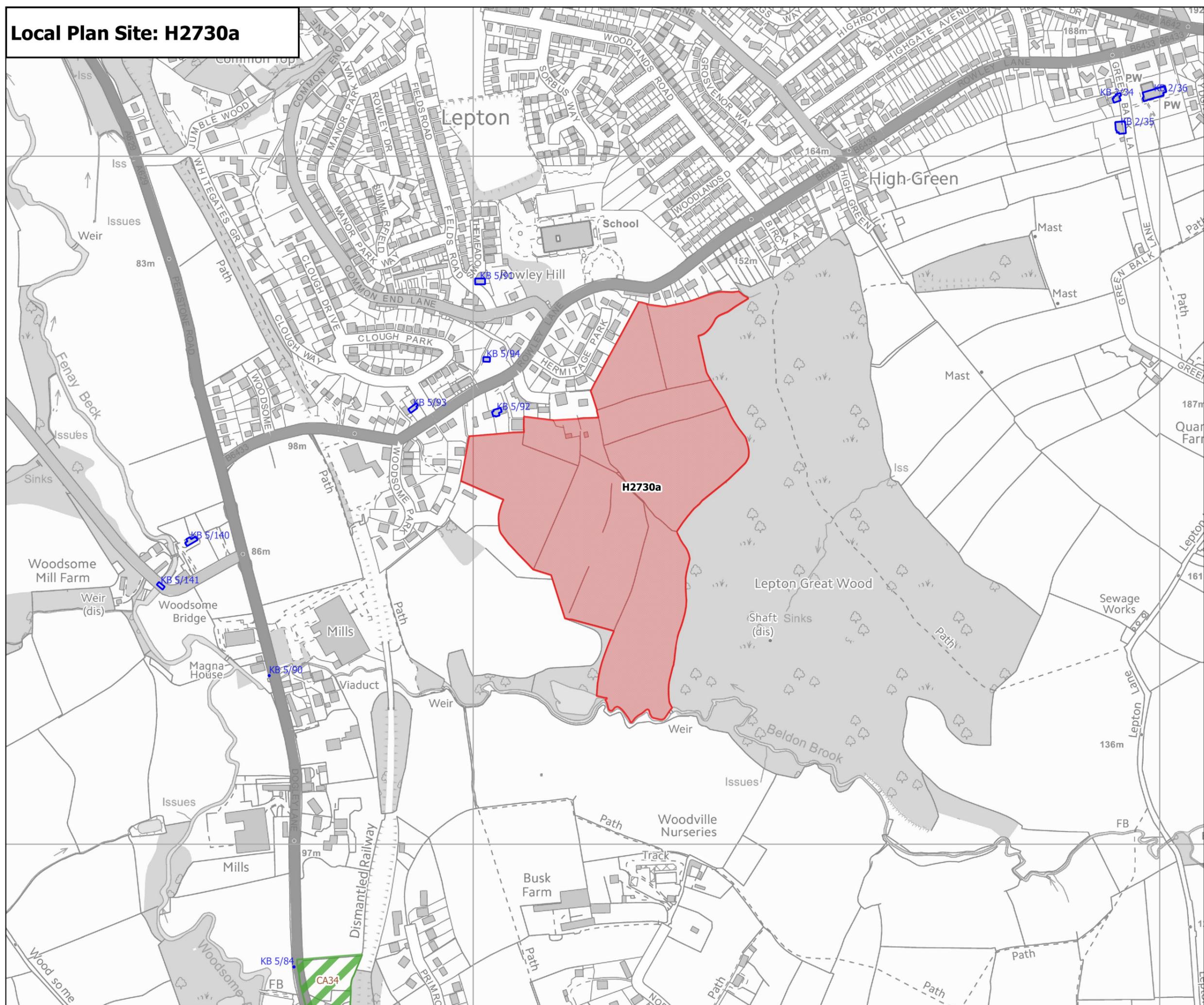


**Planning Policy**

Scale: 1:5000

Date: January 2017

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HISTORIC MAPS



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