

Heritage Statement

Job no.:	3298
Proposal:	Re-use and adaptation of former stable with erection of extension to form one dwelling and erection of garage and store, together with demolitions of lean-to and detached stable.
Location:	Adjacent 15 Ainley Place, Slaithwaite, Huddersfield HD7 5UY
Date:	April 2019

ONE17

THE DYEHOUSE, ARMITAGE BRIDGE
HUDDERSFIELD, WEST YORKS HD4 7PD

TEL 01484 668 000 FAX 01484 668 001
E SOLUTIONS@ONE17DESIGN.COM

WWW.ONE17DESIGN.COM

Subject In support of Planning Application & Listed Building Consent Application

This Statement must be read in conjunction with the full planning and listed building consent application documents and drawings

1.0 Significance

The subject building is not itself listed as an heritage asset, but is within the curtilage of 15 Ainley Place. The Listing Text does not contain a reference to the subject building. Therefore no grading can be given for the subject building; however 15 Ainley Place is listed Grade II.

The stone barn or stable is a simple rectangular masonry structure with a pitched roof over a single internally exposed timber truss. The building may possibly date from the 17th century.

The building is constructed of coursed stonework with corner quoins and four existing openings of various sizes, with stone dressings (heads, jambs and tie stones). There is a stone slate roof.

The host building has a modern piecemeal extension faced partly in plywood and partly vertical open boarding with a felt-covered roof, built onto the south-east elevation. There is a large modern stable (of the kit building type) in front of the barn's south-east gable. Both these additions are unsightly.

This is a re-submission of a scheme which has previously had two approvals, which have subsequently expired. Planning Permission was first granted in 2012 (ref. 2012/62/91341/W1) with current Listed Building Consent (ref. 2012/65/91342/W) for re-use, adaptation and extension to form one dwelling; the approvals include erection of a garage/store (to replace the detached timber stable). Permission was given to demolish the lean-to timber extension and construct an extension as an integral part of the new dwelling. More recently in 2015 permission was granted again (ref. 2015/91638) with current Listed Building Consent (ref. 2015/91639).

Due to the recent Public Consultation on Planning Policy to reduce the number of Pre-commencement conditions to discharge, we would appreciate the opportunity to discuss with the Planning and Conservation department to ensure there aren't any overly restrictive conditions attached to any potential approval.

2.0 Impact

Following careful removal of the existing extension, the proposed extension will be constructed. Previously approved repairs to the barn would be put into effect. An internal opening would be formed (with steps) from the barn into the extension. The approved detached garage/store would be constructed.

We believe that the proposals will enhance the heritage asset by bringing it into a sustainable use. The approved repairs will prolong the use of the building and avoid the increase of maintenance problems which would occur the longer it is left vacant.

3.0 Justification

If the approved repairs are not put into effect then the building might deteriorate.

It is of public benefit to secure a viable and sustainable use for this heritage asset.

The extension, the approved repairs, together with the provision of the previously approved garage/store (detached from the host building) will enhance the hamlet when seen from a distance from the east and south-east.