



Heritage Statement

3 Two Gates

Slaithwaite

HD7 5UG

Erection of Sunroom

Introduction

This statement is submitted in support of a planning application for the erection of a sunroom at 3 Two Gates, Slaithwaite. It is required as the property is a Grade II Listed Building.

Site Description

The listing describes the building as follows: -

No 3 late C18. No 4 early C19. Two houses. Hammer stone. Quoins to No 3. Stone slate roof. Ashlar chimney to western end. 2 chimneys with square string course and water tabling. 2 storeys. South elevation: No 3: Ground floor; Two 3-light stone mullioned windows (recessed). One 2-light stone mullioned window (recessed). First floor; Three 3-light stone mullioned windows. No 4: Ground floor; One doorway with stone surrounds and tie-stones (blocked). One doorway with stone surrounds to porch. One 3-light stone mullioned window. One 4-light stone mullioned window. First floor; One 10-light stone mullioned window (4 lights blocked). East elevation: Ground floor; Barn doorway and one doorway with stone surrounds and tie-stones and modern windows to extension. First floor; One 2-light stone mullioned window. North elevation: No 3: Ground floor; One doorway and one small window with stone surrounds. First floor; One window with stone surround. No 4. Ground floor; One modern window. First floor; One modern window. One 2-light stone mullioned window. West elevation: No 30 . One small window to gable apex with stone surround. Lean-to extension at western end with concrete roof. Single storey porch extension with monopitch stone slated roof at eastern end. Extension to rear of No 3 probably originally a barn.

Significance

The heritage gateway has been searched and other than the listing nothing of relevance has been found.

The Proposal



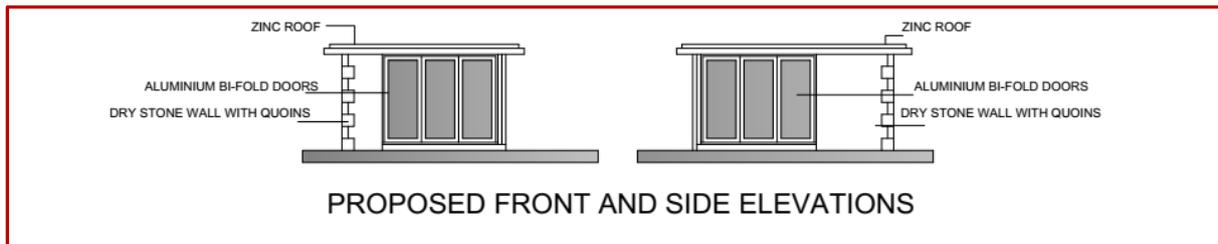
It is proposed to erect a 4m x 5m sunroom in the garden in the location shown adjacent.

The siting has been chosen as it is adjacent an existing outbuilding that belongs to next door.

Consideration of Impact

Assistance was sought from the Council's listed building section who are currently heavily involved in work to the main building. An informal opinion was obtained that the proposed siting would be unlikely to impact on the significance of the heritage asset.

The design has incorporated modern large windows but has anchored the building by using stone on the corner adjacent to the existing stone outbuilding. Elevations are shown below;



In our opinion the proposal has no significant impact on the heritage asset.

Planning policy, in the new Local Plan, states: -

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset...*

3. *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*
 - a. *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*

The design and location of the proposal preserves the significance of the listed building. The appearance proposed maintains and reinforces local distinctiveness.

Conclusion

It is our conclusion that the proposals comply with policy and should be granted planning permission.