



**Supporting Planning Statement**

**3 Paddock**

**West Slaithwaite**

**Householder Application and Listed Building  
Consent for**

**Alterations and Extensions**

## Introduction

This statement has been prepared by AKPlanning in support of a planning application and Listed Building Consent for extensions and alterations to 3 Paddock, West Slaithwaite.

A heritage impact assessment is required as the building is grade II Listed.

## Heritage Assessment

3 Paddock is listed and the listing states: -

*Late C18. House and barn. Hammer dressed stone and coursed rubble. Quoins. Pitched stone slate roof (part bitumen covered). Moulded footstones. 2 stacks. 2 storeys (ground floor back to earth). South elevation has: Ground floor: doorway with stone surrounds with chamfered reveals. One 2-light stone mullioned window; one 4-light stone mullioned window. First floor: one 4-light stone mullioned window one 3-light stone mullioned window. West gable has: two 2-light stone mullioned windows. Barn: South elevation has: entrance with large lintel supported on large corbels, and quoins. Large stones to plinth. Small entrance has large lintel with stone surrounds and tie-stones. North elevation has: two openings to barn.*

## Site History

### Planning

There is no relevant planning history.

### Maps



The adjacent plan shows the current footprint.



The 1904 map shows the barn/dwelling split and a slightly different floor plan with a wing to the southern elevation of the barn.

Older maps show a similar footprint to the 1904 map.

## Photographs



Externally the property has been well maintained. Internally there are no historical features or materials. Internal walls are blockwork, all woodwork (rafters, floorboards, skirtings, stairs) are all modern and there are no fire places.

## Planning Policy

The National Planning Policy Framework (NPPF) requires the following: -

*189. 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. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The Kirklees Local Plan reflects this policy and requires: -

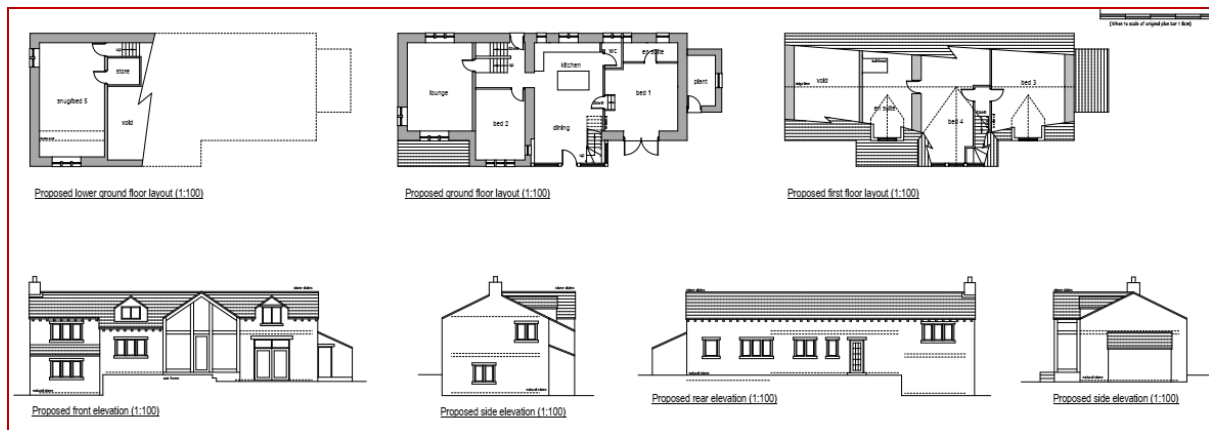
*1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset...*

## Assessment of Significance

The building is late 18<sup>th</sup> Century. Internally it has no historic features or materials. Externally there are no particular architectural features that are of great interest. The windows and doors are all new. The significance lies in the buildings age. The only reason for the listing appears to be the age of the property and its interest as an example of barn and farmhouse from that era.

## The Proposals

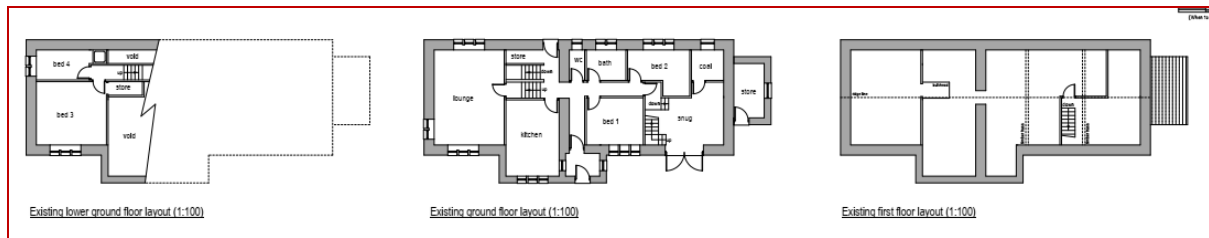
The plans below show the proposals



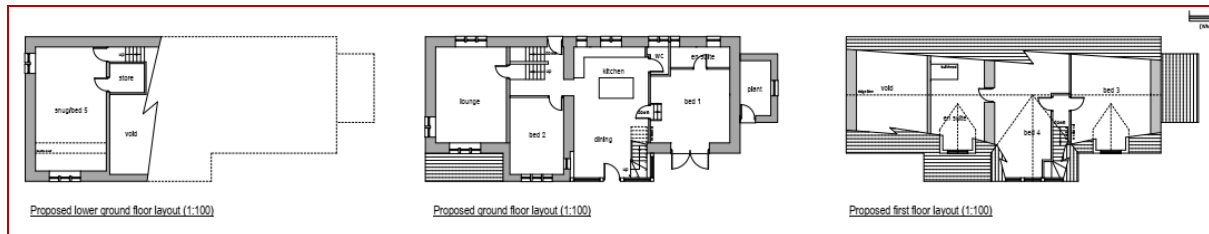
The proposal is to create a family dwelling.

## Assessment

### Internal alterations



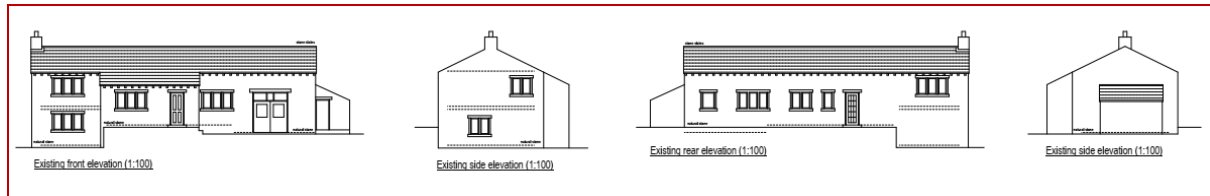
The above plans show the existing internal walls. There is a single structural original wall shown in the centre of the building. This is to be retained, as shown on the proposed plans below: -



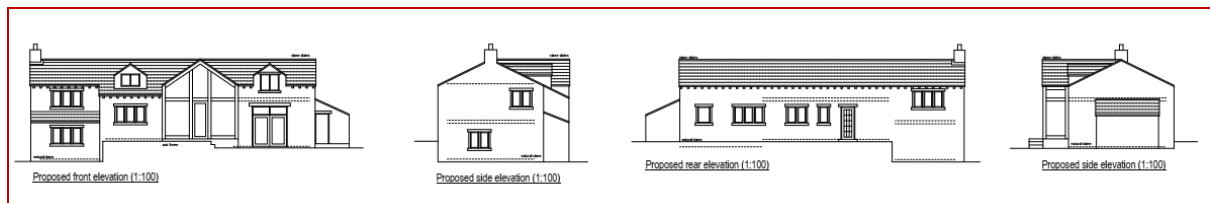
Internally the proposals have no effect on the significance of the listed building as there are no original features lost or altered.

## External Alterations

The existing elevations are shown below.



The proposals



There are two main external alterations. The introduction of two dormer windows and a central glazed feature. These are required to allow for the upper floor to be used as bedrooms. The central glazed feature will create an open light area internally creating a central core to the dwelling.

The other three elevations are untouched by the proposals.

It is considered that the external alterations are less than significant and are justified by the creation of a useable family dwelling.

## Conclusions

The existing dwelling is a grade II listed building, however it has little architectural merit. There are no historic internal features or materials remaining and all external windows and doors are modern. The proposed external alterations are not significant, they effect one elevation and create a family home. The proposals comply with Local and national planning policy.

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