



## HERITAGE IMPACT ASSESSMENT

Land and buildings to north of Halifax Road, Hartshead Moor Top

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On behalf of:

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## 1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared on behalf of John and Leslie Wilkinson in support of an application for full planning permission for the demolition of existing buildings, erection of 9 dwellings and conversion of possible former threshing barn to dwelling at the 'Timber Yard' on land to north of Halifax Road, Hartshead Moor Top, Cleckheaton, BD19 6PE (**Plate 1**).
- 1.2 The Timber Yard is situated within the immediate setting of the Hartshead Moor Top Conservation Area and a small section of the site falls within the Conservation Area boundary. Conservation areas are designated heritage assets which are afforded protection both in law and by local and national planning policy.
- 1.3 Paragraph 194 of the National Planning Policy Framework ('NPPF') requires applicants to describe the significance of any heritage assets affected by a development proposal with a view to understanding the potential impact upon their significance. This Heritage Impact Assessment aims to satisfy the requirements of NPPF Paragraph 194.



**Plate 1** – Aerial view of the application site (red) and the Hartshead Moor Top Conservation Area boundary (yellow).

### Planning history

- 1.4 There have been three building applications for separate sections of land within the boundary of the application site, details are as follows:

**89/62/1522/AI** – 21 March 1989 – Erection of detached double garage (Granted conditionally, 21 April 1989).

**2002/60/93002/E3** – 28 August 2002 – Outline application for one pair of semi-detached dwellings (Refused, 24 June 2003).

**2011/62/92228/E** – 6 September 2011 – Erection of extensions to existing store and games room with new entrance from car park (Conditional full permission, 23 November 2011).

## 2.0 Planning Policy Context

- 2.1 As set out in section 1, a small portion of the application site falls within the boundary of the Hartshead Moor Top Conservation Area, while the rest of the site forms part of its immediate setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “with respect to any buildings or other land within a conservation area...special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.”

### Relevant National Planning Policy and Guidance

- 2.2 The NPPF was revised in July 2021 and overwrites all previous national planning policy. It establishes that the purpose of the planning system is to contribute to the achievement of sustainable development by pursuing three interdependent objectives, which are economic, social and environmental. The historic environment poses implications and opportunities for the achievement of sustainable development in relation to all three objectives.
- 2.3 Section 16 of the NPPF relates specifically to ‘conserving and enhancing the historic environment.’ Paragraph 189 establishes that heritage assets are “an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 2.4 NPPF Paragraph 194 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that 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.”
- 2.5 The NPPF defines heritage ‘significance’ as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 2.6 The ‘setting of a heritage asset’ is defined in the NPPF as “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.”
- 2.7 The NPPF does not have a definition for archaeological, architectural, artistic or historic interest with respect to heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCMS 2018) provides the following definitions:

**Architectural interest** – “to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques... and significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.”

**Historic interest** – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have closely substantiated historical

associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”

- 2.8 Historic England’s *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories, which are broadly comparable with those expressed in the NPPF:

**Evidential value** – The potential of a place to yield evidence about past human activity.

**Historical value** – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

**Aesthetic value** – The ways in which people draw sensory and intellectual stimulation from a place.

**Communal value** – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

- 2.9 Paragraph 197 of the NPPF states “in determining applications, local planning authorities should take account of:

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

- 2.10 NPPF Paragraph 199 relates to development proposals affecting designated heritage assets such as conservation areas. It states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.11 NPPF Paragraph 200 states “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

- 2.12 NPPF Paragraph 201 establishes that “where a development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefits of bringing the site back into use.”

- 2.13 NPPF Paragraph 202 states “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, where appropriate, securing its optimum viable use.”

- 2.14 NPPF Paragraph 206 states “local planning authorities should look for opportunities for new development within conservation areas... and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”
- 2.15 NPPF Paragraph 207 notes how “not all elements of a conservation area... will necessarily contribute to its significance.”

### Local Planning Policy – Statutory Development Plan

- 2.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.17 The development plan for Kirklees consists of the Kirklees Local Plan and, in relevant areas, the Holme Valley Neighbourhood Development Plan, adopted Supplementary Planning Documents (SPDs) and made Neighbourhood Plans.

### The Kirklees Local Plan

- 2.18 The Kirklees Local Plan was adopted on 27 February 2019 and is the statutory development plan for Kirklees. The Local Plan covers the period from 2013-2031.
- 2.19 Policy LP24 of the Local Plan relates to design and states good design should be at the core of all proposals. Proposals should promote good design by ensuring the following:
- the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
  - They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
  - Extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
  - High levels of sustainability, to a degree proportionate to the proposal...
  - the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
  - the provision of public art where appropriate.
- 2.20 Local Plan Policy LP35 relates to the historic environment and states all “proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:
- The nature of the heritage asset prevents all reasonable uses of the site;
  - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

- 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.”
- 2.21 Section 2 of Policy LP35 relates to “proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.”
- 2.22 Section 3 of Policy LP35 discusses local distinctiveness, and states that “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.” Proposals should consider the following:
- Ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
  - Ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
  - Identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets’ significance;
  - Accommodate innovative design where this does not prejudice the significance of heritage assets

#### Hartshead Moor Top Conservation Area

- 2.23 Hartshead Moortop is one of 11 Conservation Areas (CA33) in Batley & Spen and at this time does not benefit from an appraisal document.

### 3.0 Assessment of Significance

- 3.1 This section seeks to describe the significance of identified heritage assets, focussing on the contribution of the application site, with a view to understanding the impact of the proposed development in accordance with NPPF Paragraph 194.
- 3.2 An overview of the historical development of the application site and its environs is provided alongside a discussion of the site's contribution to the Hartshead Moor Top Conservation Area and its setting.

#### Historical Context

- 3.3 Hartshead Moor Top is a hamlet in the county of West Yorkshire. While there is no specific evidence of early medieval settlement in Hartshead Moor Top, the base of a stone cross thought to be of C11 was discovered nearby in Hartshead (**Grade II\*, LEN 1313305**). Hartshead Moor Top is not mentioned in the Domesday Book of 1086, but nearby Cleckheaton, Clifton and Hartshead are.
- 3.4 The 18<sup>th</sup> century Hartshead Moor Top was influenced by Quaker families, the one listed building in the hamlet is Oldfield Nook (**Grade II, LEN 1184589**), a house built in 1739 by Robert Crosland II who had moved to the area in 1697. The Crosland family played an important role in Quakerism in the area. Prior to Oldfield Nook, the land is said to have been a portion of "Waddington's farm" which indicates the area around Hartshead Moor Top may have been more agriculturally focused during the 17<sup>th</sup> and early 18<sup>th</sup> centuries.
- 3.5 On the south side of Halifax Road and outside of the application site boundary is Manor House, which forms the southern-most part of the Conservation Area. The substantial single dwelling was built at the latest in the early 19<sup>th</sup> century and was owned in 1832 by Reverend Benjamin Firth (c.1797-1853) and then known as the 'Firth Academy'. It served as a school for approximately 150 boys, including Joseph Craven, local politician.

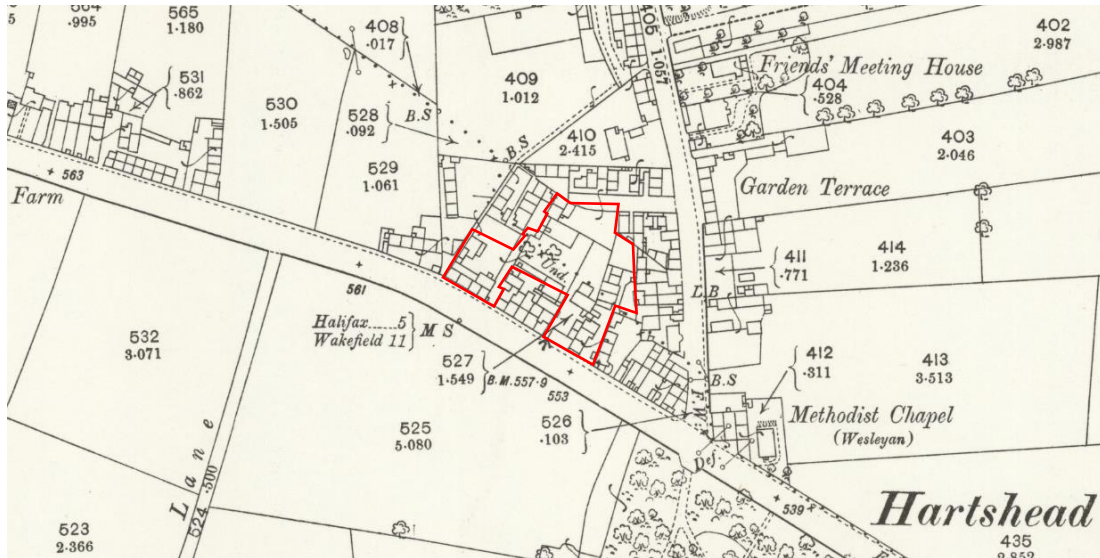


Plate 2 – OS map 1849-1850, published 1854, 6in to 1mi, with the approximate boundary of the application site (red).

- 3.6 The earliest available OS map of 1854 (**Plate 2**) shows buildings along Scholes Lane, the most prominent being Holme Field Nook (Oldfield Nook). The land to the northwest of the junction between Halifax Road and Scholes Lane was also developed by this time for row housing and was increasingly densely developed over the course of the 19<sup>th</sup>

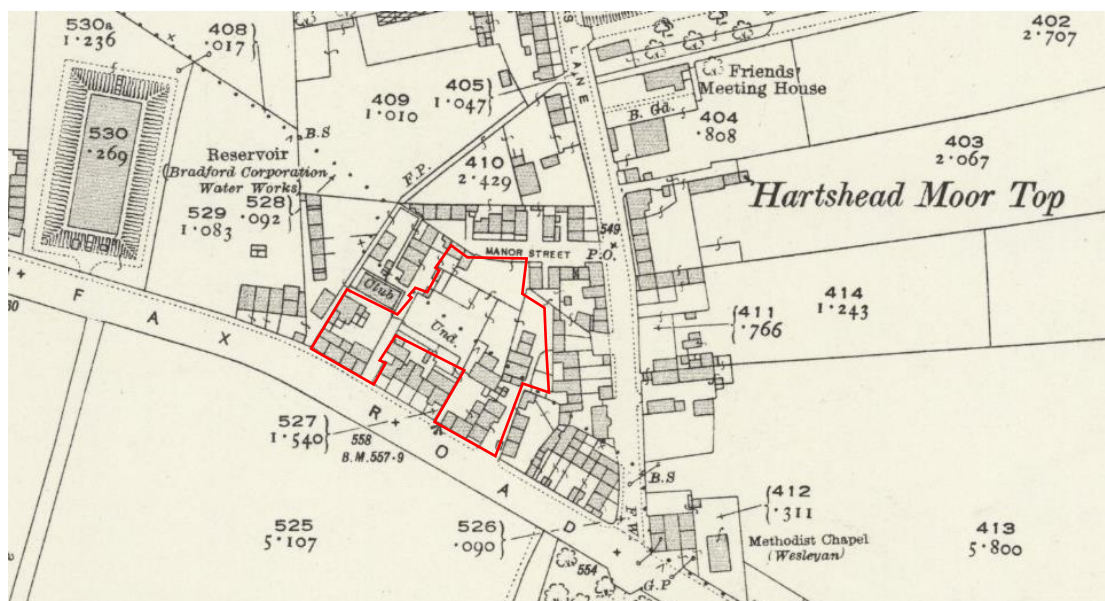
century (**Plate 3**). Also constructed in the mid to late 19<sup>th</sup> century is the Friends Meeting House and graveyard, just to the south of Oldfield Nook. A Methodist Chapel was built along Halifax Road and Hartshead Manor House was extended.

- 3.7 Kelly's directory of 1885 lists several businesses in Hartshead Moor Top relating to leather trades including curriers, leather dressers and merchants, as well as leather sellers and cutters. A faded sign on the gable end of a terraced row to the east of the application site boundary reads "established 1865 Rushworth and Son. Decorative Painters. Paperhangers. Pointing done." Within the proposal site and fronting Halifax Road is a possible stone threshing barn of early to mid-C19 date, which now forms part of the LR Pearson timber yard.



**Plate 3** – OS map 1892, published 1893, 25in to 1mi, with the approximate boundary of the application site (red).

- 3.8 The wider area surrounding Hartshead Moor Top was rich in coal and sandstone, as is reflected by the pits and quarries marked in historic OS maps. By the late 19<sup>th</sup> century, the pits were connected by a tramway which can be seen to the south and west of the settlement. The tramway was eventually made redundant by the 1930s.



**Plate 4** – OS map 1914, published 1922, 25in to 1mi, with the approximate boundary of the application site (red).

- 3.9 The application site and immediate neighbouring land along Halifax Lane contained several terraced houses built of coursed sandstone and stone slate tiles. These houses are reflected on the 1854 OS map and in more detail on the 1893 map. A row of five former houses remains extant (now divided into three, nos. 1010, 1016 and 1018) but the rest were cleared in the late 20<sup>th</sup> century, including the southeastern section of land at the junction of Halifax Road and Scholes Lane which is now open green space.
- 3.10 The brick workshop building to the south-western point of the proposal site first appears on the 1893 OS map, and over time its footprint has changed. The workshop is presumed to have originally been associated with the row of houses to the immediate south fronting Halifax Road, although these were demolished in the late 20<sup>th</sup> century. The historic OS maps reflect the various phases of extension of the workshop, which now has a mid C20 single storey extension on its eastern side.



**Plate 5** – OS map 1931, published 1933, 25in to 1mi, with the approximate boundary of the application site (red).

### **Significance of the Hartshead Moor Top Conservation Area**

- 3.11 Buildings within the Conservation Area are generally two stories in height with a few exceptions including single storey buildings, extensions and sheds. The boundary starts at the north near Field Hurst and ends with Hartshead Manor to the south.
- 3.12 Small sandstone bricks, slate and stone slate roof tiles are the predominant building materials in the Conservation Area. Most roofs are gabled dual pitch with the ridge line running parallel to the road, although there are some exceptions including more modern housing with some cross gables. Many of the traditional houses have stone mullion windows, stone gable coping and kneelers, stone dentils and corbels, string courses and quoins and stone boundary walls.
- 3.13 Negative contributing factors to the Conservation Area include the use of cement pointing and render (including pebbledash) and replacement uPVC windows.
- 3.14 The most important views within the Conservation Area are taken along Scholes Lane, around which the Conservation Area boundary is based. Views are framed tightly along

the road by tall and mature trees, as well as the housing which is either back-of-pavement or set behind short front gardens and yards.



**Plate 6** – Aerial view of the Hartshead Moor Top Conservation Area, with key views (blue) and the approximate boundary of the application site (red).



**Plate 7**



**Plate 8**



**Plate 9**



**Plate 10**

**Plates 7-10** – Key views within the Conservation Area along Scholes Lane showing (7) view south towards Manor House, (8) view north with the former post office on the left, (9) view north with the Friends Meeting House and burial ground on the right, (10) view south with Sunny Bank on the right.

### Summary of intrinsic heritage interest

3.15 The application site contains some buildings and structures of local interest, including a late C19 (with alterations) brick workshop at the western end of the site, a possible C19

former threshing barn to the timber yard and house nos. 1010-18 Halifax Road. The site contains no individually designated heritage assets, although a small portion of the site falls within the boundary of the Conservation Area.

#### Contribution of the application site to the Conservation Area

- 3.16 At present, the timber yard and brick workshop are in a poor condition and are unattractive in appearance, making an overall negative contribution to the setting of the Conservation Area. While the two storey section of the brick workshop is of some historic interest at a local, the later extensions are of low architectural quality, obstruct some of the original fenestration and dilute our appreciation of the historic building. The building is considered to be in a state of poor repair with unsympathetic and poorly designed extensions but holds some intrinsic historic and architectural interest at a local level.
- 3.17 The possible stone threshing barn within LR Pearson's Timber Yard similarly holds some historic interest and reinforces the predominant materials and character of the nearby Conservation Area. Although the building is in a relatively poor condition and the additions to the north of the building are of lower quality, it is considered to make an overall positive contribution to the setting of the Conservation Area.
- 3.18 Nos. 1010-18 Halifax Road is part of a row of five (now three) stone houses dating from the early 19<sup>th</sup> century at the latest. All are two storeys, although 1018 stands proud and is slightly taller. The houses are in a good state of repair, with clean stone walls, stone slate roofs, gardens and stone boundary walls. They currently make a positive contribution to the Conservation Area and reinforce its character and appearance.

## 4.0 Proposed Development

- 4.1 The proposed development involves the demolition of existing buildings, erection of 9 dwellings and conversion of possible former threshing barn to dwelling at the Timber Yard, Halifax Road, Hartshead Moor Top, Cleckheaton, BD19 6PE.
- 4.2 The proposals are shown in detail in the measured drawings and design and access statement provided in support of the application. In summary, the proposal includes some demolition works, retention and conversion of an existing building on the site, and the construction of 9 new dwellings.
- Construction of 9 new dwellings including:
    - Type A (plots 1-5) 3 bed 6 person 2.5 storeys
    - Type B (plots 6-7) 4 bed 8 person 2 storeys
    - Type C (plots 8-9) 3 bed 5 person 2 storeys
    - Type D (plot 10) 3 bed 5 person 2 storeys
  - Retention and conversion of the former threshing barn
  - Associated landscaping
  - Parking spaces including 1no. electric charging point per dwelling
  - 1no sheds/bike store for each unit (10 total)
- 4.3 Much consideration has been given to the appearance of the development to ensure it responds to its context, especially that of the Hartshead Moor Top Conservation Area. The proposed buildings are sympathetic to those nearby in terms of height, shape, form and detail. The buildings will be constructed of artificial stone walls with slate pitched gable end roofs. Window openings and proportions, stone heads and sills take influence from the local vernacular. Cast iron effect gutters and flush eaves are proposed. Dormers have been included in some of the plots (1-5), but only to the rear of the roof.
- 4.4 The possible former threshing barn is to be converted into a single 3-bed dwelling. All modern extensions and outbuildings to the north are to be demolished. The original footprint of the building, stone walls and slate roof are to be maintained while a modern one-storey lean-to extension will be added to the rear (north) elevation. The extension will be built in stone to match the existing, with stone and glazing to the north elevation, and a glazed roof.

## 5.0 Impact Assessment

- 5.1 This section seeks to provide a summary of the likely impacts of the proposed development on the significance of the identified heritage assets, before placing these impacts within the context of relevant local and national planning policy.

### Impact on Hartshead Moor Top Conservation Area

- 5.2 The possible former threshing barn is in a poor state of repair, and in combination with the modern outbuildings to the north it currently makes a negative contribution to the setting of the Conservation Area. The demolition of the outbuildings, restoration of the barn and the associated new landscaping will remove the negative appearance of the site in its current condition and will therefore enhance the setting of the Conservation Area.
- 5.3 While the brick workshop building holds some intrinsic historic and architectural interest at a local level, the workshop and its modern extensions are in a poor state of repair, adding to the site's negative contribution to the setting of the Conservation Area. The erection of three new terraced houses of sympathetic design will enhance the setting of the Conservation Area.
- 5.4 The addition of new housing to the rest of the site will be partially obscured behind existing buildings including the former threshing barn and terraced houses 1018, 1014, 1010 on Halifax Road, houses 990 and 992 perpendicular to Halifax Road, the Stafford Arms public house and houses to Scholes Lane. It is anticipated that a small amount of the development will be visible in one of the key views identified earlier, (7) view south towards Manor House. The existing condition of the timber yard outbuildings is a negative feature within the background of this view. The demolition of these outbuildings and the scale and good quality of design of the proposed development will therefore have a positive impact upon this view within the Conservation Area.

### Overall Impact on the Historic Environment

- 5.5 The proposed development has been found to have the potential to enhance the setting of the Hartshead Moor Top Conservation Area as a designated heritage asset. NPPF Paragraph 197 underlines the desirability of enhancing the significance of heritage assets, as well as new development making a positive contribution to local character and distinctiveness. The proposals should therefore be supported in accordance with NPPF Paragraph 197 and relevant heritage planning policy, subject to the satisfaction of other policy considerations.

## 6.0 Conclusions

- 6.1 This Heritage Impact Assessment has been prepared on behalf of John and Leslie Wilkinson in support of an application for full planning consent for the demolition of existing buildings, erection of 9 dwellings and conversion of possible former threshing barn to dwelling at the Timber Yard, Halifax Road, Hartshead Moor Top, Cleckheaton, BD19 6PE.
- 6.2 The application site contains no known heritage assets and is located within the setting of the Hartshead Moor Top Conservation Area. Conservation areas are designated heritage assets which are afforded protection both in law and by local and national planning policy.
- 6.3 The proposed development has been found to have the potential to enhance the setting of the Hartshead Moor Top Conservation Area.
- 6.4 The proposal therefore accords with local and national planning policy relating to conservation of the historic environment and should be supported, subject to the satisfaction of other planning policy considerations.

Appendix A – Site Photographs

