

# 100 Church Lane, Gomersal, Cleckheaton

## Heritage Statement

February 2023





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# 100 Church Lane, Gomersal, Cleckheaton

## Heritage Statement

### EXECUTIVE SUMMARY

**Site Name:** Lane Side House, 100 Church Lane

**Address:** 100 Church Lane, Gomersal, Cleckheaton, BD19 4QL

**Local Planning Authority:** Kirklees Council

**Statutory Listing:** Grade II

**Conservation Area:** N/A

**Scheduled Monument:** N/A

**Date of Property:** c.1700 with a variety of later alterations and extensions

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**Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England and is recognised by the Institute of Historic Building Conservation as a professional Historic Environment Service Provider.**

Humble Heritage Ltd completed this Heritage Statement during February 2023 on behalf of the owner applicants at 100 Church Lane and in consultation with their project advisors SGM Structural Design. Heritage advice was provided throughout the design process and has informed the proposed interventions submitted with the application.

This assessment is intended to inform and accompany an application for listed building consent in connection with a proposal to upgrade and refurbish the accommodation at 100 Church Lane, Gomersal with both internal and external alterations. Built as a rural house in the late 17<sup>th</sup> or early 18<sup>th</sup> centuries it continues to function as a domestic residence. The current proposal seeks to improve the energy efficiency of the dwelling and upgrade its internal accommodation in spaces that have been much altered during the mid-late 20<sup>th</sup> century but are now tired.

The house is also known as Lane Side House (formerly 18 Church Lane) and was added to the list of buildings of special architectural or historic interest at Grade II on 29 March 1963. It does not fall within the Gomersal Conservation Area, nor does it fall within the setting of any other listed buildings.

This report assesses the origins, historical development, current character and heritage significance of the house.

The assessment of significance in this report finds that overall Lane Side House has a moderate level of heritage significance, the partly rebuilt rear extension and rendered rear elevation a low level of significance, and the modern conservatory and detached garage have neutral significance. The overall significance primarily derives from the origins of the place as a tenant house for a farmer/clothier built in the late 17<sup>th</sup> or early 18<sup>th</sup> centuries and survival of features from this period or shortly thereafter such as the mullion windows, dripmould, kneeler stones, external walling, two-storey gabled porch. Occasional historic features also survive internally, of which the most significant are the presence of several Neo-Gothic designed panelled doors, mainly at first floor level.

The assessment of heritage impact in this report finds that the site is capable of change. This is because this report has identified the heritage significance of the site, which it finds to be moderate overall but low for the service extension where most of the changes are proposed. This reflects the widespread remodelling and part rebuild of this extension between 1938 and 1956 as evidenced by the Ordnance Survey maps of these dates and a photograph of the earlier character and appearance of the extension here as shown on an historic photograph taken the years around 1900 that shows a very different form and character.

The proposed interventions have been carefully considered so that they preserve the older fabric and floor plan with changes limited to undoing, removing or changing 20<sup>th</sup> century fabric such as the two modern window units, false ceilings, modern fixtures and fittings and modern decorative schemes etc. Occasional interventions are also required as part of these works to ensure the structural stability of the property as recommended by structural engineers, but these represent discreet and minimal interventions.

This report finds that the proposed interventions will preserve the special interest of the listed building and will in some cases enhance the contribution that these spaces make to the significance of the listed building through recapturing a once larger ground floor space and first floor room volume and plan form. The replacement boiler and windows will also improve the thermal and energy efficiency of the building and therefore will reduce its carbon footprint – a public (environmental) benefit. Given this, the proposal accords with the objectives of Section 16(2), of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and those sections of the National Planning Policy Framework and local planning policy that relate to heritage assets and the historic environment, while bringing public benefits.

## INTRODUCTION AND METHODOLOGY

1.01 This Heritage Statement has been completed by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of the applicant and owner of Lane Side House at 100 Church Lane, Gomersal. It has been prepared in consultation with their project advisors SGM Structural Design. Heritage advice was provided throughout the design process and has informed the proposed interventions submitted as part of the application for listed building consent for internal and external alterations to the property. Lane Side House is a Grade II listed house.

1.02 The aims of this report are to:

- Inform the applicant and their specialist advisors with respect to the heritage implications of the proposed architectural works at the application site at 100 Church Lane.
- To provide a tool to help the local planning authority to understand the development of the site, and its heritage significance.
- Assist those in the planning system advise and assess future plans for change at the site and satisfy the requirement of paragraph 194 of the National Planning Policy Framework, which

indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

- 1.03 This assessment is based on two site inspections (that have included heritage advice that has informed the final designs), analysis of historic Ordnance Survey maps of the area and secondary and primary source material. The building is not recorded in the Historic England Archives, other than the listing entry and a photograph from 2007 as part of the Images of England project. The building is not mentioned within *The Buildings of England. Yorkshire West Riding: Sheffield and the South* by architectural historians Harman & Pevsner. It is briefly mentioned in The RCHME volume *Rural Houses of West Yorkshire 1400-1830* (1986, 198) as Laneside House 'Late 17<sup>th</sup> cent. Three-cell linear plan, with outshut and rear wings'. There is one image of Church Lane dated 1910 in the Kirklees Image Archive but this does not include the house. The site is not mentioned in Linstrum's volume *West Yorkshire Architects and Architecture*. The Land Registry entry for the house has been consulted but the original title deeds were destroyed in a fire at the Bradford & Bingley Building Society in 1999. There are no aerial images to view on Britain from Above. The Historic Environment Record has been consulted via Heritage Gateway and Lane Side House is recorded under West Yorkshire HER Number MWY6047. For a full list of sources consulted please refer to section 8 of this report.

## SITE LOCATION AND HERITAGE PLANNING CONTEXT

### Site Location

- 2.01 The application site is located at 100 Church Lane (A643) in Gomersal. It is located towards the eastern end of the town of Gomersal to the west of Birstall. The site is a detached dwelling located within a plot with well-defined stone and hedge boundaries. It is accessed directly from the public highway. To the rear is a modern housing estate.

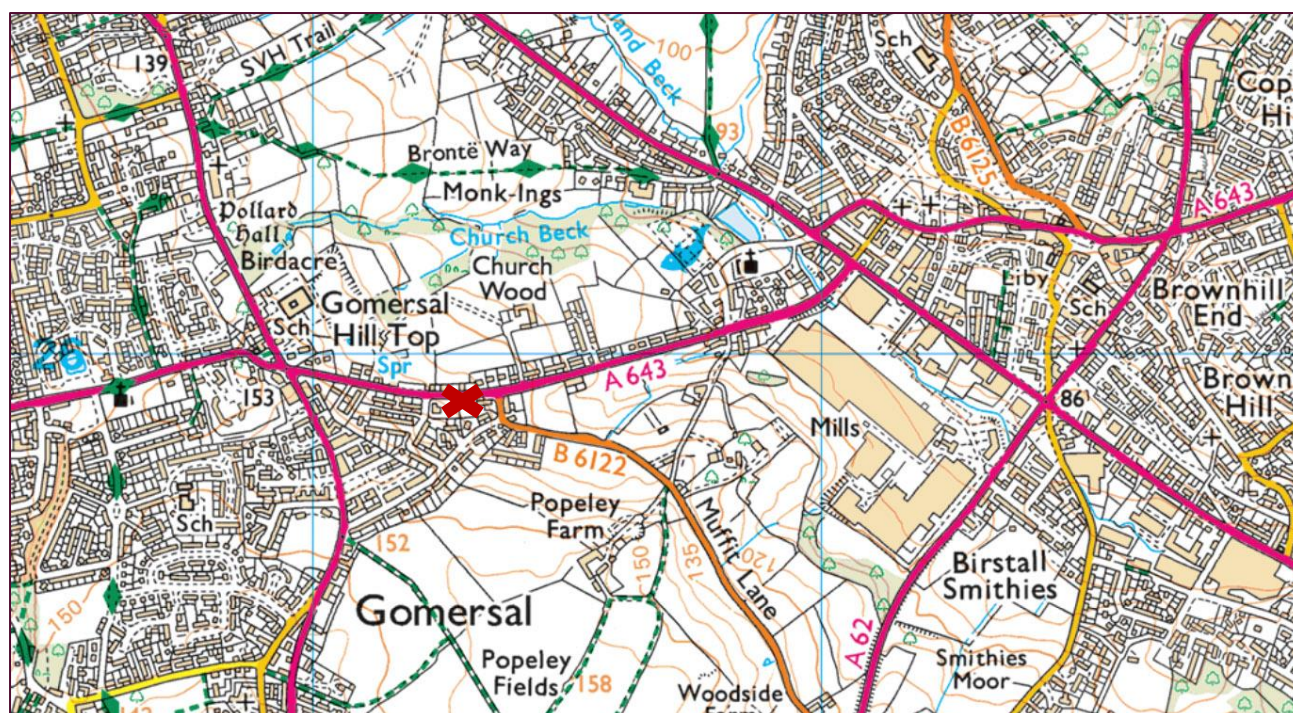


Figure 1: Location plan with site and its immediate surroundings marked with a red cross

### Heritage Planning Context

- 2.02 100 Church Lane is a Grade II listed building of special architectural or historic interest that was added to the list in March 1963 as Lane Side House. The site lies outside of Gomersal Conservation Area and does not lie within the setting of any other listed buildings or other designated heritage assets.
- 2.03 At the heart of the **National Planning Policy Framework (NPPF)** is a strong presumption in favour of sustainable development (paragraphs 7-11). The purpose of this Heritage Statement is to satisfy paragraph 194 of the National Planning Policy Framework which states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'*.
- 2.04 For listed building consent applications Section 16(2) **Planning (Listed Buildings and Conservation Areas) Act 1990** states that *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 2.05 Paragraph 197 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. This states that:
- '197. 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.'*
- 2.06 Paragraph 199 of the National Planning Policy Framework 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 (and the more important the asset, the greater the weight should be)...'* Paragraph 200 states that *'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...'*
- 2.07 Grade II listed buildings are not classed as *'assets of the highest significance'* in the NPPF (paragraph 200b).
- 2.08 Paragraphs 201 and 202 of the National Planning Policy Framework make a distinction between proposals that will lead to *'...substantial harm to (or total loss of significance of)...'* a designated heritage asset (paragraph 201) and proposals which will have *'...less than substantial harm...'* (paragraph 202).
- 2.09 **Kirklees Council's Local Plan** was adopted on 27 February 2019. Of particular relevance to this assessment is Policy LP35 Historic Environment, which states that:

#### Historic environment

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;
- b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
- d. 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;
- e. accommodate innovative design where this does not prejudice the significance of heritage assets...'

### Planning History

- 2.10 A review of on-line planning applications pertaining to the application site has revealed the following applications from previous owners as set out on the table below. The most recent application approved the erection of the conservatory in 1998.

Proposal	Planning Reference	Decision Date	Decision
Erection of conservatory	98/62/91370/E3 98/65/91262/E3	30 July 1998 24 July 1998	Approved
Appeal for erection of hobby room		13 June 1997	Dismissed
Erection of hobby room over existing garage by John Carr Designs	96/62/92678/E3 96/65/92679/E3	17 December 1996 13 December 1996	Refused
Demolition of lean-to garage and erection of a double garage	83/62/00474/A1	8 April 1983	Approved

## HISTORY OF THE SITE

- 3.01 This section of the report examines the historical development of the site from its earliest known origins to the present day.

### Origins

- 3.02 It is briefly mentioned in The RCHME volume *Rural Houses of West Yorkshire 1400-1830* (1986, 198) as Laneside House '*Late 17<sup>th</sup> cent. Three-cell linear plan, with outshut and rear wings*'. The listing entry dates to the 17<sup>th</sup> or early 18<sup>th</sup> century. It was built as a rural vernacular house, probably a farmhouse for a small holding that included small scale domestic textile making. The yard to the rear probably originally contained outbuildings associated with such small scale work. However, these no longer exist.

### Historical Development

- 3.03 A map of Ibbetson's Estate in 1714 does not show the site with any accuracy so the first available map of interest is the 1854 Ordnance Survey (**figure 2**). This shows the house with a staggered L-plan form with a detached outbuilding such as a stables and an orchard to the rear. The road is known as Church Lane with the property part of a collection houses marked as 'Lane Side'.

- 3.04 The property adjacent to the house may have been its farm as the 1894 Ordnance Survey map (**figure 3**) labels the application site as 'Lane Side House' and the adjacent buildings to the east as 'Lane Side Farm'. However, there is also a clear boundary between these two places indicating a separation in ownership. The footprint of the house remains the same, although the detached outbuildings have been enlarged – probably a coach house/stables.

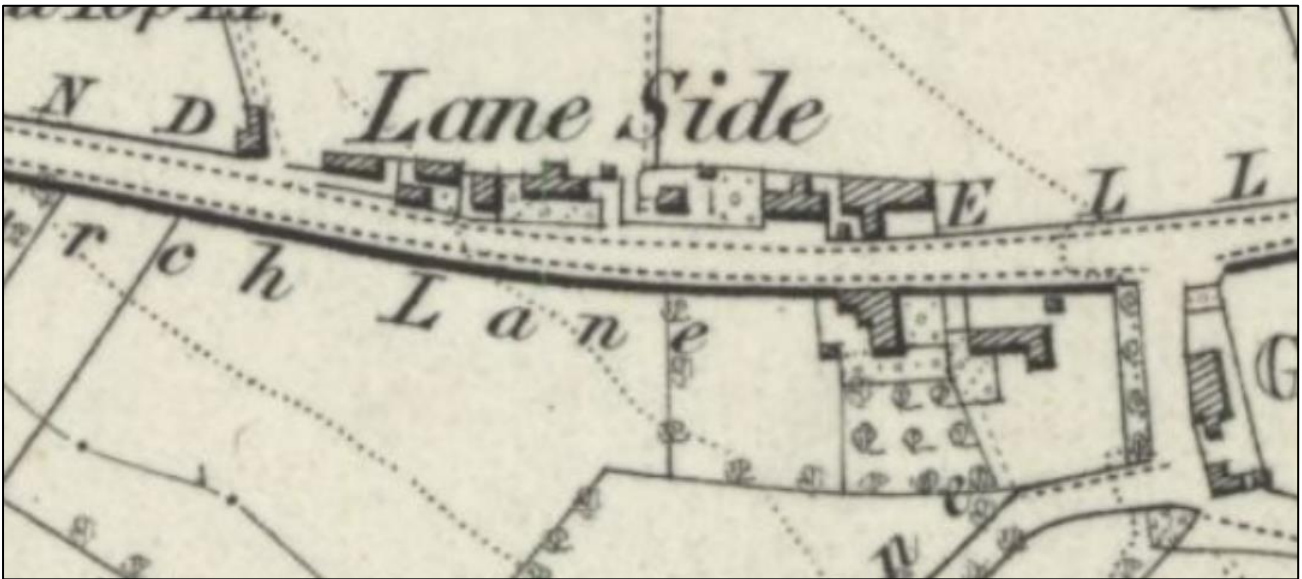


Figure 2: Ordnance Survey 1854 (scale 1:10560)

- 3.05 In 1805 the house was tenanted by Joshua Walker, a wool merchant. By 1830 Lane Side House was occupied by Joseph Hirst and in 1840 by William Crowther. In 1844, at an auction held at the nearby White House, Hill Top, the freehold of Lane Side was sold along with all the other Ibbetson lands in Gomersal. Towards the end of the century it was home to Ellen Nussey (Cookson, 1992, 90-91).

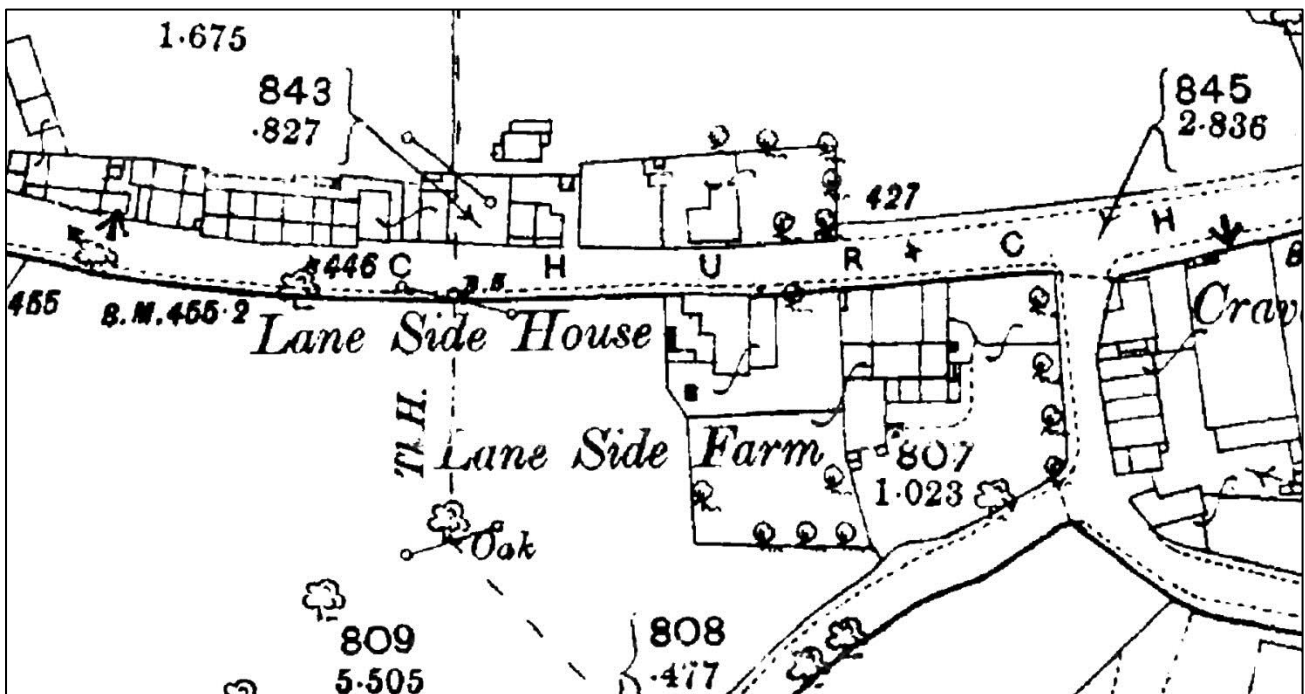


Figure 3: Ordnance Survey 1894 (scale 1:2500). Site labelled Lane Side House with adjacent buildings labelled Lane Side Farm

- 3.06 The 1908 Ordnance Survey map (**figure 4**) shows the erection of small structure such as a porch or privy adjoining the west side of the house and the rebuilding or development of the detached outbuildings. This structure is no longer shown on the 1922 Ordnance Survey, which otherwise shows no changes to the footprint of the house.

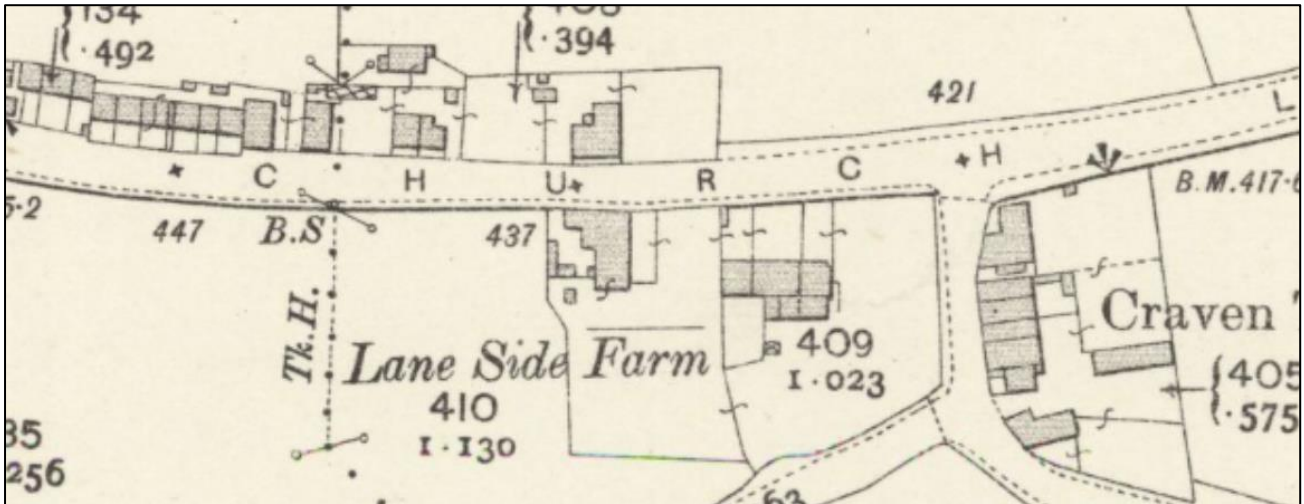


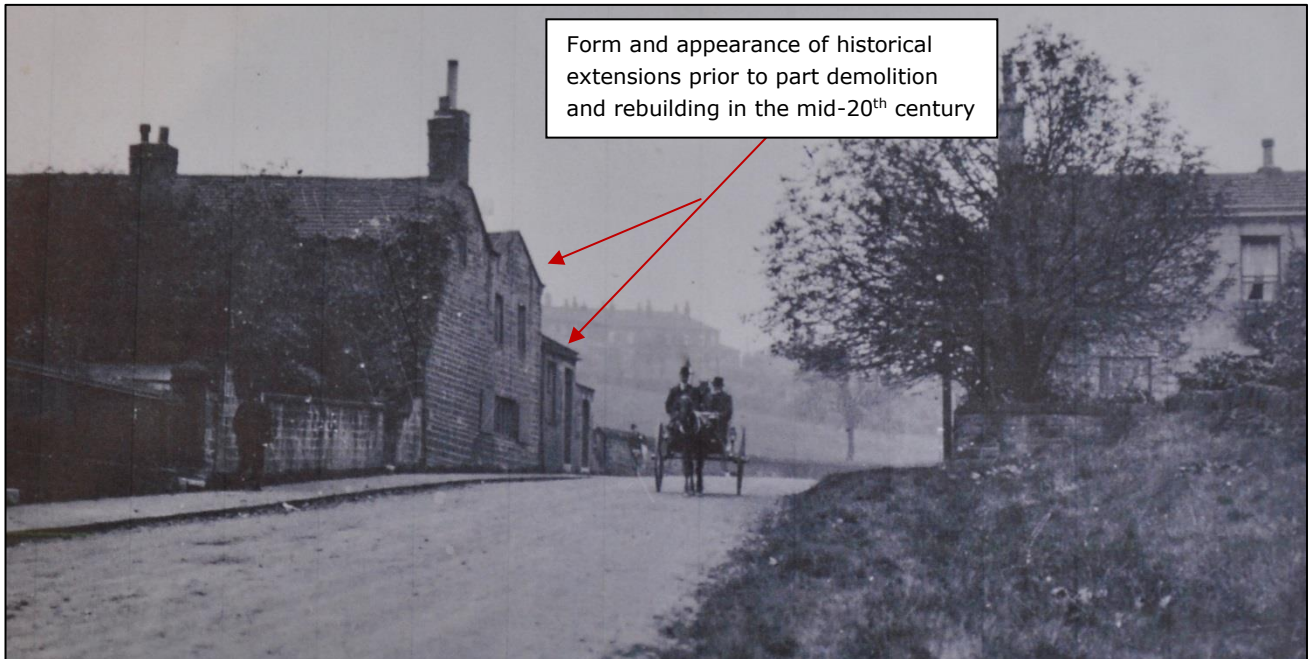
Figure 4: Ordnance Survey 1908 (scale 1:2500)

- 3.07 A photograph from c.1900 shows part of the frontage of Lane Side House (**figure 5**). The garden railings and gate shown here have been since removed as has the heavy growth of ivy on the stonework but the essentials of window form, glazed fanlight over the door, two storey porch, stone slate roof all remain.



Figure 5: Photograph of the east facing frontage of the house, c.1900

- 3.08 The house was captured in a view along Church Lane – probably in the early 20<sup>th</sup> century (**figure 6**). This shows the roadside elevations. This image captures the former height and form of the current outshot. Currently a 1½ storey extension with a sloping mono-pitch roof, it was once a full two height range that gave the house a double pile roof. There were two first floor windows (since lost when it was part demolished) above the existing multi-light mullioned ground floor window that looks to have been retained. Attached to this were single storey stone additions, presumably some form of service rooms.



*Figure 6: Historical image showing the former full height and dual pitched roof of the current outshot extension with additional single storey structures attached*

- 3.09 On the 1938 Ordnance Survey map there have been developments within the setting of the site with new houses to the east and south-east and a tennis court and club to the west (**figure 7**). The farm may have been converted or replaced by housing by this date. It certainly had been by the 1956 Ordnance Survey map (**figure 8**) as the site of the farm is labelled Nos.10, 12, 14, and 16 Church Lane with the application site numbered 18. The porch at the eastern elevation of the house is shown for the first time on this map (but is older) and the outbuildings have been replaced with a single detached garage.
- 3.10 The 1956 Ordnance Survey map (**figure 8**) is also interesting in that the changes in the size and footprint of the rear extension that fronts the roadside has altered (compare with 1938 map). The current height, roof form etc of this part of the building therefore dates to between the 1938 and 1956 maps when the upper floor (at least) was rebuilt and reduced in height.



- 3.14 The planning history for the site reveals some late 20<sup>th</sup> century change. Firstly, the current modern detached garage likely dates to c.1983 when on 8 April approval was granted for the demolition of a lean-to garage and erection of a double garage (planning reference 83/62/00474/A1). Then in 1998 the erection of the current conservatory attached to the house was approved (planning references 98/62/91370/E3, 98/65/91262/E3). In 1996 an application to erect a hobby room over the existing garage was refused (planning references 96/62/92678/E3, 96/65/92679/E3) and was dismissed at appeal on the basis of *'The proposals will, because of its size, location, design and because of the use of artificial materials, severely detract from the appearance of the listed house'*.
- 3.15 The current owners purchased the property in 2017.

## DESCRIPTION OF THE SITE

### Site Use, Materials and Layout

- 4.01 Lane Side House is a detached two storey stone built house with a stone slate roof cover. There is a rear outshut and rear entrance lobby that has been reduced in height and remodelled during the mid-20<sup>th</sup> century. There is a modern conservatory attached to the end of the house. The house has a modern detached garage and a well-defined curtilage with a mixture of stone boundary walls and mature hedges to the garden.
- 4.02 The house has a linear plan form with the original part entered via a two storey gabled porch on the east facing frontage. This gives access to the two principal rooms and a smaller, probably service, room to the road front. These are currently the dining room, living room and study. To the rear of the study, facing the road frontage is the rebuilt service area with pantry, stores and kitchen diner that is accessed from a rear porch. The rear of the house has been altered and pebble-dashed and internally currently provides a corridor at both ground and first floors. At first floor level are three bedrooms (one ensuite) and a family bathroom that is in the rear extension. Notable external features are the splayed mullion windows and two storey porch.
- 4.03 The listing description reads:
- 'Detached house. C.17 or early C.18. Hammer dressed stone. Quoins. Stone slate roof with chamfered gable copings on carved kneelers. 2 storeys. 4 bays with continuous drip moulding to ground floor openings. Two storey gabled porch of deeply coursed, dressed stone, the upper floor, with 3-light chamfered window, is corbelled out on moulded band at level of drip moulding. Later doorway. Windows are double chamfered, the 2 bays to left each have 5-light window to ground floor and 4-light to 1st floor. The bay to right has 5-light window to ground floor and 3-light to 1st floor. Rear and sides are rendered and altered. Outshut to rear.'*
- 4.04 The photographs below illustrate the current character of the site.

## Exterior



Figure 9: Streetscene view looking towards altered and rendered rear elevation and part rebuilt rear extension



Figure 10: Street facing elevation with rebuilt service extension to form a kitchen diner, entrance lobby and bathroom over (compare to **figure 6**). Note survival of two older mullion windows (one window blocked). Modern garage



Figure 11: Streetscene view looking towards eastern front largely hidden behind stone boundary wall and hedge. Modern housing to the rear of view further along Church Lane



Figure 12: East front as observed from the private garden. Retains original window pattern of three, four and five light mullions. The two storey porch was probably an addition since it has larger stone blocks and a break either side of the drip course. The high door surround is more commonly found in 18<sup>th</sup> century buildings in this area



Figure 13: Modern conservatory added to gable end with ground floor window converted to a door to link this to the house



Figure 14: Rendered rear elevation with altered windows and part rebuilt service extension that forms kitchen with bathroom over

## Interior



Figure 15: Study, ground floor



Figure 16: Recess marks blocked door opening from pantry to study, ground floor



Figure 17: Blocked door opening in wall between existing study and pantry confirmed by removal of modern plasterboard



Figure 18: Modern kitchen fixtures and fittings and decorative scheme



Figure 19: Modern bathroom with c.1800 panelled door



Figure 20: Modern bathroom window, first floor



Figure 21: Removing modern bathroom tiles confirmed the presence of a modern blockwork wall with a void for services to the rear in the eaves void



Figure 22: Example of a historical fireplace, first floor. Most other fireplaces within the site are relatively modern replacements or have been plastered over previously



Figure 23: Neo-Gothic panelled door to bathroom, adjusted to fit existing opening



Figure 24: First floor contains other Neo-Gothic panelled doors, all appear to have been adjusted to fit i.e. the openings have been altered or the door relocated

## ASSESSMENT OF SIGNIFICANCE

5.01 Significance is the concept that underpins current conservation philosophy. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as '*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*'. In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

5.02 The importance of identifying the significance of a site is highlighted in the National Planning Policy Framework as this is essential in informing future change to heritage assets. The aim of conservation is to manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.

5.03 The significance of the site is considered to primarily derive from the elements described below.

### Historic Interest

5.04 Historic interest as defined in the Glossary to the National Planning Policy Framework is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.05 The historic interest of Lane Side House is **moderate** for the following reasons:

- *Origins and development:* modest rural house likely built for a tenant farmer with small scale textile manufacture by the Ibbetson's Estate.
- *Original plan form:* legible three-cell linear plan form with rear outshut/services showing later rebuilding and alteration. However, as noted in the HER entry, the existing plan with rear corridor arrangement is the result of 19<sup>th</sup> century alterations and the location of the original entrance, for example, is unknown.
- *Historic character:* the survival of a traditional architecture for rural vernacular buildings and retains a number of historic fixtures and fittings is a tangible link to the origins and 19<sup>th</sup> century development of the dwelling.
- *Change over time:* a number of changes are readily legible in the building fabric. One of the earliest is the erection of the two-storey porch, which was likely built in the early-mid 18<sup>th</sup> century. The window forms also developed from multi-light mullions to sash windows with flat stone surrounds and the chimney stacks have been rebuilt. These have all contributed to the evolving traditional character of the dwelling.
- *The 20<sup>th</sup> century alterations* – the part rebuilt offshoot (kitchen diner/pantry/boiler room/bathroom/entrance lobby) has a low level of significance and the modern garage and conservatory and other modern fixtures and fittings do not contribute to the historic interest of the listed building.

5.06 *Historic relationship:* the loss of the former outbuildings/farm buildings, grounds beyond the immediate garden etc, combined with the loss of the original physical context to the property due to the development of mid-late 20<sup>th</sup> century housing and loss of Lane Side Farm means that the application site derives negligible significance from its setting with no strong historical relationships.

### Architectural Interest

- 5.07 Architectural and artistic interest is defined in the National Planning Policy Framework Glossary as interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- 5.08 The architectural interest of the dwelling is **moderate** for the following reasons:
- The survival of traditional vernacular character and appearance, particularly to the east front, that includes:
    - External stone walling, dressed stone quoins, and stone slate roof covers.
    - Mullion windows set in stone surrounds.
    - Continuous drip moulding to ground floor openings.
    - Two-storey gabled porch with kneeler stones and fanlight above later door.
    - Diocletian window to rendered rear elevation in its semi-circular form but with radial glazing bars rather than mullion divisions.
    - Several rooms retain original timber ceiling beams with chamfer stops.
    - A variety of historical panelled internal doors (external doors are 20<sup>th</sup> century), including a number at first floor level with Neo-Gothic detailing.
    - One historical fireplace, visible at the first floor level.
  - The use of a limited palette of traditional materials and survival of vernacular character of late 17<sup>th</sup>/ early 18<sup>th</sup> century date at the front positively contributes to legibility and traditional appearance of the site as the dwelling of a former farmer/clothier of yeomanry (or slightly less) status.
- 5.09 Much modernisation to services such as hygiene and kitchen, and also some replacement of fireplaces have no architectural significance. The modern garage and conservatory also have no architectural significance. The application of pebbledash render to the rear in 1981 has eroded the historical legibility and character of the rear elevation of the house.
- 5.10 The site has no artistic interest.

### Group Value

- 5.11 There is a group value between the house and the attached stone garden walling.

### Summary Statement of Significance

Overall Lane Side House has a moderate level of heritage significance, the partly rebuilt rear extension and rendered rear elevation a low level of significance, and the modern conservatory and detached garage have neutral significance. The overall significance primarily derives from the origins of the place as a tenant house for a farmer/clothier built in the late 17<sup>th</sup> or early 18<sup>th</sup> centuries and survival of features from this period or shortly thereafter such as the mullion windows, drip mould, kneeler stones, external walling, two-storey gabled porch (all to the front elevation). Occasional historic features also survive internally, of which the most significant are the presence of several Neo-Gothic designed panelled doors, mainly at first floor level.

## HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

### The Proposal

- 6.01 This assessment has been prepared in connection with the proposed scheme for internal and external alterations to part of 100 Church Lane that includes the study, kitchen and bathroom.
- 6.02 The assessment of heritage impact is presented below based upon the drawings prepared by SGM Structural Design. The following proposal drawings have been consulted:
- 2021/024 SK03 Rev D Proposed part ground floor plan showing structure over.
  - 2021/024 SK04 Rev C Proposed part first floor plan showing structure over.
- 6.03 The proposals involve the following interventions as presented in the **tables overleaf** with associated heritage impacts.

### Criteria for Assessment of Level of Harm

- 6.04 This section of the Heritage Statement assesses the likely level of harm caused to the heritage assets assessed in section 5 in accordance with the National Planning Policy Framework i.e. as either 'substantial harm' (paragraph 201) or 'less than substantial harm' (paragraph 202) or *no harm*. The National Planning Policy Framework Planning Practice Guidance (PPG) advises that:

*'Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.'*

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.*

*The National Planning Policy Framework confirms that 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 (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional...'*

- 6.05 The proposed development of the site is below judged proportionately to the significance of the property and to the degree to which the elements proposed for change contribute to its heritage significance, as discussed in the preceding section of this report.

<b>Home Office/Study</b>
<p><b>Proposal</b></p> <p>Remove modern plinth from internal wall and reinstate blocked doorway by creating a cupboard space accessible from the kitchen and this room.</p>
<p><b>Significance: Slight Detrimental</b></p> <p>The modern concrete plinth (<b>figure 17</b>) has no heritage significance and disrupts the wall thus having a minor visual impingement. The blocked opening (<b>figures 16-17</b>) hides a historical circulation route and so blocking it completely with a modern plasterboard wall has had a minor detrimental impact.</p>
<p><b>Heritage Impact and Justification: Slight Beneficial</b></p> <p>The proposed interventions will preserve the heritage significance of the listed building as no historic fabric or other elements are affected. Instead there are heritage benefits in removing an awkward modern plinth and reopening a former door opening.</p> <p>The purpose of the work is to improve flexibility and visual amenity.</p>

<b>Kitchen</b>
<p><b>Proposal</b></p> <p>Remove existing modern kitchen fixtures and fittings and replace with new, remove existing modern floor tiles and where possible refurbish any existing stone tiles (where economically viable) and re-floor area with York stone tiles or similar. Remove false ceiling to expose floor boards/structure above. Replace modern frosted glass window panes in pantry and replace with clear glass and remove internal walls that create boiler room/pantry spaces within kitchen area. If a chimneybreast is found a working fireplace is to be installed if feasible. Install structural supports in the form of a steel wind post and concrete padstones.</p>
<p><b>Significance: Neutral-Low</b></p> <p>The mid-late 20<sup>th</sup> century fabric (kitchen fittings and fixtures and decorative finishes, the frosted window unit, the floor tiles) have no heritage significance. At least part of the ceiling is modern and the rest is probably a mid-20<sup>th</sup> century rebuild from when this service extension structure was partly rebuilt and reduced in height. The pantry and boiler rooms are not original (as seen by the blocked opening that formerly linked what is now the pantry with the study and the likely presence of a 'lost' chimneybreast i.e. fireplace here as evidenced by the internal wall thickness). These spaces were probably remodelled when this structure was part rebuilt and heavily altered (compare <b>figures 6 and 10</b>). The internal doors to these two spaces are early-mid 20<sup>th</sup> century in date.</p>
<p><b>Heritage Impact and Justification: Negligible - Beneficial</b></p> <p>The beams to the boiler room and pantry are to be retained and reinforced with steelwork if required for structural stability. This preserves the legibility of these non-original spaces. Otherwise, opening up the space is likely to recapture the dimensions of a once larger space as indicated by the large five light window and probable fireplace/chimneybreast. The window to the current pantry is not shown on the historic photograph from c.1900 and it was likely formed when the space was subdivided to create these smaller rooms as part of the rebuilding works in the mid-20<sup>th</sup> century.</p> <p>If during the course of the works on site older fabric - such as older floor surfaces - are discovered - the intention is to reuse these where their condition permits. This preserves in situ any viable older fabric. However, the kitchen is a much altered, mainly 20<sup>th</sup> century, space so it is not expected that much significant older fabric will be discovered.</p> <p>The wind post and padstones are required to address a bulge in the external wall by providing additional restraint as recommended by the structural engineers. This is beneficial in helping to secure the long-</p>

term stability of the structure. These features will be hidden within the structure and will not be visible so there is no visible change.

## Bathroom

### Proposal

Form a flat ceiling over part of bathroom and elsewhere in this space remove the modern plasterboard ceiling across the bathroom to open to earlier volume (into current attic space), replace the modern window to reflect the design of the pantry sash window below, remove modern blockwork below the beam and install concrete padstone for support. Install new boiler with flue to exit through rebuilt wall adjacent and possible adjustments to soil pipe.

### Significance: Neutral (except the bathroom door which is moderate-high)

The height and dimensions of this space were formed in the rebuilding works between 1938 and 1956 when the earlier structure here was reduced in height and footprint and much rebuilt. Then in more recent decades the blockwork wall has been inserted (see **figure 21**) and a modern window and bathroom fixtures, fittings and decorative finishes inserted (see **figures 19-21**). The only older feature to survive (presumably resited here as it has been trimmed to fit) is the door from the landing.

### Heritage Impact and Justification: Neutral

Other than the internal door, which is to be retained unchanged, this is a modern space with a modern character. A new boiler with extract through the south facing wall and soil pipe along the south facing wall will not only be visually discrete (invisible from the public highway) but will also be positioned along an external wall that was rebuilt between the 1938 and 1956 Ordnance Survey maps and has no heritage significance.

No important historic fabric, character, room volume etc will be lost as none survives and so there is no harm to the significance of the listed building. The intention of the work is to create a larger bathroom with a higher ceiling, to relocate a new boiler from the ground floor (where the current one is) and to update the facilities here. A new energy efficient boiler would also be a public (environmental) benefit since it will help to reduce the energy use and therefore carbon footprint as will a new thermally efficient window.

## Public Benefits

- 6.06 The PPG that accompanies the National Planning Policy Framework notes that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 202) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.*'
- 6.07 It goes on to say that '*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*

*Examples of heritage benefits may include:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation'*

6.08 Based upon this, the proposed works will result in defined public benefits as follows:

- Environmental: a new energy efficient boiler will reduce energy consumption and therefore reduce the carbon footprint of the dwelling. The two replacement window units (to replace late 20<sup>th</sup> century windows of no significance) will also be more thermally efficient.
- Economic: employment for local tradesmen during the works.

## CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed set of internal and external changes to part of the Grade II listed dwelling at 100 Church Lane known as Lane Side House. The intention of the proposal is to improve the accommodation in the service areas of the property.
- 7.02 This report has identified the heritage significance of the site, which it finds to be moderate overall but low for the service extension where most of the changes are proposed. This reflects the widespread remodelling and part rebuild of this extension between 1938 and 1956 as evidenced by the Ordnance Survey maps of these dates and a photograph of the earlier extension shown on an historic photograph taken the years around 1900.
- 7.03 The assessment of heritage impact in this report finds that the site is capable of change. The proposed interventions have been carefully considered so that they preserve the older fabric and floor plan with changes limited to undoing, removing or changing 20<sup>th</sup> century fabric such as the two modern window units, false ceilings, modern fixtures and fittings and modern decorative schemes etc. Occasional interventions are also required as part of these works to ensure the structural stability of the property as recommended by structural engineers, but these represent discreet and minimal interventions.
- 7.04 This report finds that the proposed interventions will preserve the special interest of the listed building and will in some cases enhance the contribution that these spaces make to the significance of the listed building through recapturing a once larger ground floor space and first floor room volume and plan form. The replacement boiler and windows will also improve the thermal and energy efficiency of the building and therefore will reduce its carbon footprint – a public (environmental) benefit. Given this, the proposal accords with the objectives of Section 16(2), of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and those sections of the National Planning Policy Framework and local planning policy (in particular Policy LP35) that relate to heritage assets and the historic environment, while bringing public benefits.

## SOURCES CONSULTED

### Published Secondary Sources

Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework*.  
 Cookson, G. & N. (1992). *Gomersal: A Window on the Past*. Kirklees Metropolitan Council Cultural Services  
 English Heritage (2008). *Conservation Principles, Policies and Guidance*.  
 Harman, R. & Pevsner, N. (2017). *The Buildings of England. Yorkshire West Riding: Sheffield and the South*.  
 Linstrum, D. (1978). *West Yorkshire Architects and Architecture*.  
 RCHME (1986). *Rural Houses of West Yorkshire 1400-1830* (pp.198).

### Internet and Library Resources

Britain from Above - <https://www.britainfromabove.org.uk>

Historic England Archives - <https://historicengland.org.uk>

Historic England's Places - <https://historicengland.org.uk/images-books/photos/englands-places/gallery>

Kirklees Image Archive - <https://kirkleesimages.org.uk/frontend.php>

West Yorkshire HER via Heritage Gateway - <https://www.heritagegateway.org.uk/Gateway>

Ordnance Survey maps

Planning portal - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>

## APPENDIX A ~ LIST DESCRIPTION

### Lane Side House

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1134642

**Date First Listed:** 29 March 1963

**Statutory Address:** Lane Side House, 18 Church Lane

**District:** Kirklees (Metropolitan Authority)

**National Grid Reference:** SE 21303 25908

Detached house. C.17 or early C.18. Hammer dressed stone. Quoins. Stone slate roof with chamfered gable copings on carved kneelers. 2 storeys. 4 bays with continuous drip moulding to ground floor openings. Two storey gabled porch of deeply coursed, dressed stone, the upper floor, with 3-light chamfered window, is corbelled out on moulded band at level of drip moulding. Later doorway. Windows are double chamfered, the 2 bays to left each have 5-light window to ground floor and 4-light to 1st floor. The bay to right has 5-light window to ground floor and 3-light to 1st floor. Rear and sides are rendered and altered. Outshut to rear.

### Legal

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



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