

CLEINT:

**Mr & Mrs D. Jones**

TITLE:

**Planning & Heritage Statement.**

PROJECT:

**Listed Building Consent for the Installation of  
2No. Rooflights.**



DATE:

**07.05.2024**

REF:

**238-24-R1**

LOCATION:

**Lowerfold Farm**

**4 Low Fold**

**Thurstonland**

**Huddersfield**

**West Yorkshire**

**HD4 6XX**



## Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Listed Building Consent Application for the installation of 2No. Conservation style rooflights.

## • Site Context

- 4, Low Fold is a listed building G2 in a Conservation Area. The main body of the house is c1650, with a later stone-built addition (date unknown) and a brick-built porch added c 1981 to enable access between these. Originally a third part of a larger house (made up of 2 & 4, Low Fold and 10, The Village,) the building ceased being a farm around 1981 when the porch was built, the remainder of the house is rendered.
- The site falls within Thurstonland Conservation Area on the UDP Local plan and the property is a Grade II Listed Building (List entry number: 1300378).
- The Historic England Listing (list entry No.1300378)  
"2 Low Fold, Low Fold Farm and 10 The Post Office)

(Formerly listed as Nos. 2 and 4 and The Post Office (No. 10 The Village)

"II Formerly one farmhouse now divided. C17 altered. Thinly coursed rubble with quoins. Stone slate roof with gable copings on moulded kneelers. Two storeys. Central part with gabled cross-wing to each side giving an H-plan.

Late C18 or early C19 outshut to rear of house body. Later dwellings added to front gable of left wing. Entrance with chamfered surround, with a recent addition, to left of house body, to right is three-light double chamfered window, with the same to first floor. The left wing, within the later dwellings, has a blocked five-light double chamfered window formerly with hood-mould. The right wing formerly had one three-light double chamfered window to each floor, that to ground floor now altered, and one mullion is missing from upper floor. The right side elevation has central doorway (probably C18) and one three-light and one four-light double chamfered window, both altered, plus several recent windows and one blocked fire window.

The side elevation of the left wing (the Post Office) has late C18 openings with central doorway and three-light window to each side. Three three-light windows to first floor. All but ground floor right, have mullions removed."

## Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

Company No. 11767012

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## Location / Ownership

The below plan indicates the clients' ownership boundary:



## Design

The proposals are for the installation of 2No. Conservation style roof light to be added to the existing porch roofscape. The existing porch is a latter addition to the existing property added circa 1980's. The proposed roof lights would sit flush with the stone slates and would not affect the character of the Listed Building. The existing porch is located on the East facing elevation and is only viewable within the courtyard of the properties, the existing porch does not form part of the streetscene.

## Heritage

The existing building is Grade II listed. The existing Listed Building is constructed of thinly coursed rubble with quoin stones, a stone slate roof with gable copings on moulded kneelers to the original farm house and the more recent additions are of a rendered wall finish. The proposals do not harm the listed building nor do they detract from it.

In addition, the proposal is located in Thurstonland Conservation Area. The Conservation area is a upland farming village dating to the late 17<sup>th</sup> century but predominantly late 18<sup>th</sup> or 19<sup>th</sup> century with attractive folds of stone built agricultural buildings and cottages. Newer houses, church with prominent spire, vicarage and school added in nineteenth century. The listed building itself, ref KB 5/65 is one of the oldest building groups and was formerly one farmhouse C 17<sup>th</sup> Century which has been divided to form a number of dwellings with an irregular division. The proposals do not harm the Conservation Area.

## Parking

Parking will be unaffected by the proposals.

