

Heritage Impact Response

- The old Wappy Springs pub is not a listed building and it is not in a Conservation Area.
- The effects of the proposed development on the designated assets nearby (a Grade II listed Boundary Stone) are agreed to be negligible in the conservation officer’s response.
- The guidance states that the correct approach to assets of this type is that: “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (NPPF 209)

Heritage Context

- HER search shows that there are no entries related to the pub. [Heritage Gateway - Results](#)
- The pub was associated with the Wapping Spring Brewery which was to the north of the current M62, and was established by in around 1853 due to the water quality in the spring at that location [Wapping Spring Brewery, Lindley Moor Road, Lindley - Huddersfield Exposed: Exploring the History of the Huddersfield Area](#)
- The pub appears to have been first licensed in 1886, with the licence transferring to John Holroyd in 1895 and Albert Hoyle in 1937. ([Wapping Spring Inn, Lindley Moor Road, Lindley - Huddersfield Exposed: Exploring the History of the Huddersfield Area](#))
- It is, therefore, a late Victorian pub, broadly coinciding with a boom period / “golden age” of pub building in 1890-1910.
- It is not an early example of pub building and was built at a time when pub building was generally at its peak. It is not, therefore, rare or unusual for the time it was constructed.
- The style of the building is generally of a local vernacular domestic appearance- offering no special architectural or artistic interest.
- The inherent qualities of the building are not such that it is of listable quality and, whilst reasonably pleasant, is a fairly typical domestic scale structure of this period, in this area.
- There is some local historic interest, inherent in its association with the now closed Wapping Spring Brewery, and the alleged “medicinal and nourishing properties” of its stout, noted for being free from arsenic....
- The brewery closed in 1957, becoming a sausage skin factory until around 1963 when it was demolished after the opening the M62. The pub continued to operate as free house until it closed in 2022, following a difficult period of trading having made a loss for the previous decade.

Element	Level of Significance	Alteration	Potential Impact	Need for Change	Options for mitigation/ enhancement	Final Impact
Wappy Springs Inn	Low value (Non-designated heritage asset; not in a Conservation Area)	Demolition of existing building	Substantial harm	Delivery of much needed employment space for Kirklees, providing job opportunities and in turn a positive economic impact.	The pub business was declining in profit and the building was marketed for re-use for a few years before the decision was made to redevelop the site. Since then, the building has been repeatedly vandalised, culminating in a fire in May 2024. Its conversion to other uses is limited due to restricted, small spaces with limited headroom. Furthermore, the cost of remediation following wilful damage renders conversion unviable.	Less than substantial harm when the public benefits are assessed against the harm to a non-designated asset.
Grade II Listed Boundary Stone	High value	Effect of the development on the setting of the Grade II listed boundary stone on the opposite side of the road	Less than substantial harm	Delivery of much needed employment space for Kirklees, providing job opportunities and in turn a positive economic impact.	The new industrial units have been sited away from the Lindley Moor Road boundary, maintaining space to the stone boundary walls, which have been retained in the majority. Extensive landscaping is also proposed along this boundary to soften the visual change.	No Harm

Conclusion

The nearest heritage asset is the Grade II listed boundary stone on the opposite side of Lindley Moor Road. As echoed in the Conservation Officer's response, the effect of the proposed development on it are negligible, its setting having already been affected by the industrial development behind.

The pub's form and setting have not retained any evidential value to its past human activity, however it has limited historical and communal value due to some local interest.

Aesthetically its value is low, as it does not embody the historic use or cultural values of the time, being of limited architectural interest. Its significance as a non-designated heritage asset is therefore low.

Conversion of the pub was considered in early schemes, however the building is spatially difficult to convert for modern commercial use, there has been no market interest for continued pub use and the extensive vandalism has made re-use unviable.

Whilst the loss of the non-designated heritage asset is total, it is of low heritage significance and the re-development of the site will bring considerable public benefits to demonstrate that the benefits of the proposal outweigh the harm (refer to the Planning Statement for further details).