

## HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

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location	2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.
application	Retrospective Listed Building application for Alterations and Extensions to Listed Building.
client/applicant	Mr S. Wimpenny
job number	24/1023
date	January 2025

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### ARCHITECTURE | PLANNING | DESIGN

Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ  
07946872499

[paul@paulmatthewsarchitectural.co.uk](mailto:paul@paulmatthewsarchitectural.co.uk)

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Company Registration Number: 09898149 - Company Registered in England and Wales

## INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the retrospective Listed Building application for the works to 2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.

It is intended subsequent Planning and Building Control applications will be made to regularise the breaches of planning and Building Regulations.

This formal application follows on from a previous agent's involvement where plans were prepared in August 2018. Covid prevented the progression of the details and formal submission although we understand the Local Authority did have involvement back at that time. See correspondence within Appendix B of this statement, dated 04 January 2019.

A site meeting was held between Mr S Wimpenny (applicant), Paul Matthews (agent) & Sue Brooks (KMC Conservation) on 29<sup>th</sup> October 2024 to physically assess the property and historical works that form this application.

The application seeks to regularise the outstanding issues and seeks retrospective listed building consent for the alterations/extensions, most but not all, as noted within the LPA letter dated 04 January 2019 and as bulleted below;

- Boundary wall (along Pike Law Road to the South of the dwelling).
- Reconstructed Rear Extension (North Elevation).
- Construction of detached garage.
- Altered and enlarged lean to extension (to West side of dwelling).
- Construction of timber shed within Front Garden (South of dwelling).
- Construction of stone outbuilding.
- Timber decking.
- Replacement of some windows.
- Internal Alterations to remove gas fire, reveal stone fireplace and form stone mantel shelf.
- Non-original rainwater pipes/gutters.
- Historical repointing to property.
- Removal of chimney stack to West gable end.

NB all the above points are included within the LPA letter dated 04 January 2019, some of these points are clearly an enhancement and others confirmed on site by Sue Brooks (LPA Conservation officer) as not listed building issues but more planning issues.

A series of photos, taken on 29<sup>th</sup> October 2024 are included within Appendix A of this statement.

# Local constraints on this property

## Address

2-4 Pike Law Lane,  
Scapegoat Hill,  
Huddersfield,  
HD7 4PL

## Constraints

- This property is not in a conservation area
- This property is a listed building (CV 2/366)
- This property has not had its 'permitted development' rights removed

## **▲ There are local constraints on this property**

The property is not within a conservation area.

Many of the bulleted points, as listed on page 1, were carried out prior to Mr Wimpenny, the applicant, purchasing the property back in 2001.

All the bulleted points are addressed as below;

### Boundary wall (along Pike Law Road to the South of the dwelling).

This wall abuts Pike Law Road and was rebuilt using natural reclaimed stone. Whilst this wall is a retaining wall, it was also previously a retaining wall.

It is intended the timber fence above the wall will be removed, we trust this could be conditioned.

Photos of this wall and fence can be found within Appendix A of this statement.

### Reconstructed Rear Extension (North Elevation).

The historical photo overleaf shows this rear outshot, built in random coursed natural stone covered with a bitumen felt flat roof, with a parapet wall capped with concrete flags. The flat roof also had two pyramid lantern type lights on it.

The photos within Appendix A of this document show the rebuilt outshot in regular coursed stone, covered with a monopitch Yorkshire stone slate roof covering complete with 3 conservation roof lights.



Sue Brooks, KMC Conservation officer, confirmed, during the site meeting on 29<sup>th</sup> October 2024 that this *“looks miles better and should not be a problem”*.

Construction of detached garage.

The detached garage, as shown on the accompanying plans and photos, was built by the applicant. This structure is not yet complete. It has no doors.

Sue Brooks was unsure if this is a listed building matter as she was unsure if the detached garage is a curtilage building. One assumes this was previously a parking area and therefore within the curtilage of the host property.

The stone used in the construction of the garage came from the building opposite the Scape House following demolition of that building.

The ogee style gutters to the garage replicate the gutters to the house that we understand were in situ prior to Mr Wimpenny owning the property.

Sue Brooks commented that the roof style and material matches the house and is appropriate for the garage.

Sue Brooks commented that the stone is *“really lovely”* and stated that this, subject to a traditional up and over timber door, may not be an issue.

Altered and enlarged lean to extension (to West side of dwelling).

This alteration follows on from Mr Wimpenny's previous partners (Teresa Moran) disability, refer to Appendix C of this statement.

Ms Moran was diagnosed with Multiple Sclerosis in 1999. This condition severely impacted on her lower body mobility and bladder issues. The open porch extension and alterations to the ground floor was to create an accessible entrance along with a bedroom and accessible bathroom. The open porch area enabled ease of access for Ms Moran (wheelchair bound).

Sue Brooks commented that the rainwater goods to this extension should be replaced with cast iron/cast aluminum. Sue Brooks went on to comment "the materials used *"are all reclaimed, including corbels, and looks lovely"*.

Sue stated that the front lean to extension *"hadn't impacted/covered up existing openings"*. It was also noted slimline double glazing was used within the windows to this extension.

Sue Brooks noted the roof covering was Indian stone slate, as opposed to Yorkshire Stone Slate but commented that this has *"weathered in"*.

Sue Brooks did state that the pointing to this extension did give rise for concern and we welcome further discussion regarding this with the LPA conservation officer.

Subject to support of this application, we respectfully ask for the replacement guttering/fall pipes to be conditioned.

Photos of the external alterations can be found within Appendix A of this statement.

Construction of timber shed within Front Garden (South of dwelling).

There are principally three timber sheds within the front garden area.

- 1 - Wendy house (to be removed)
- 2- Small poultry shed (also to be removed)
- 3- Poultry shed (to be retained)

Sue Brooks commented that these are not a listed building issue and more of a planning issue. (NB we intend, subject to formal instruction, to follow on with a retrospective Planning and Building applications for these and other aspects).

Construction of stone outbuilding.

Sue confirmed that the stone outbuilding, being not attached to the host property therefore no listed building consent was required. Sue stated this is more of a planning matter.

Timber decking

Sue Brooks noted the timber decking during the meeting at the property, this *"is not included on the letter from KMC, perhaps as it doesn't require LBC"*. This will be addressed as part of the Planning and Building Control subsequent retrospective applications.

#### Replacement of some windows

Mr Wimpenny confirmed the only new windows are those within the new West extension and that all other windows were in situ when he purchased the property back in 2001. Mr Wimpenny confirms that no other windows have been replaced during his ownership of the property.

Sue Brooks followed on with further communication, following the site meeting, and advised that the property does appear to have had replacement windows, replacing those that replaced the assumed original windows as part of the 1970s replacement windows.

We welcome a discussion with the conservation officer regarding this aspect.

#### Internal Alterations to remove gas fire, reveal stone fireplace and form stone mantel shelf

This revolves around the chimney breast within the living room (see photos within Appendix A of this statement). KMC letter, dated 4<sup>th</sup> January 2019 confirms "*these works are clearly beneficial*". Sue Brooks was also of the same opinion and did not see this point as an issue.

#### Non-original rainwater pipes/gutters

The property has plastic ogee style gutters and circular plastic fall pipes. These are clearly not original, it is unknown when these were replaced.

Again we welcome a discussion with the KMC Conservation officer in relation to these.

#### Historical repointing to property.

The pointing to the West extension simply replicates the existing pointing to the dwelling which is cement based strap pointing. The garage has a brushed type pointing.

This pointing features in some more historical photos (refer to Appendix D of the statement), this pointing appears to have been in situ when the property was listed on 11<sup>th</sup> July 1985 prior to Mr Wimpenny, the applicant, purchasing the property.

#### Removal of chimney stack to West gable end

Sue Brooks also noted the former chimney stack above the West lean to has been removed. Mr Wimpenny has confirmed this was coming away from the gable end and was removed on safety grounds.

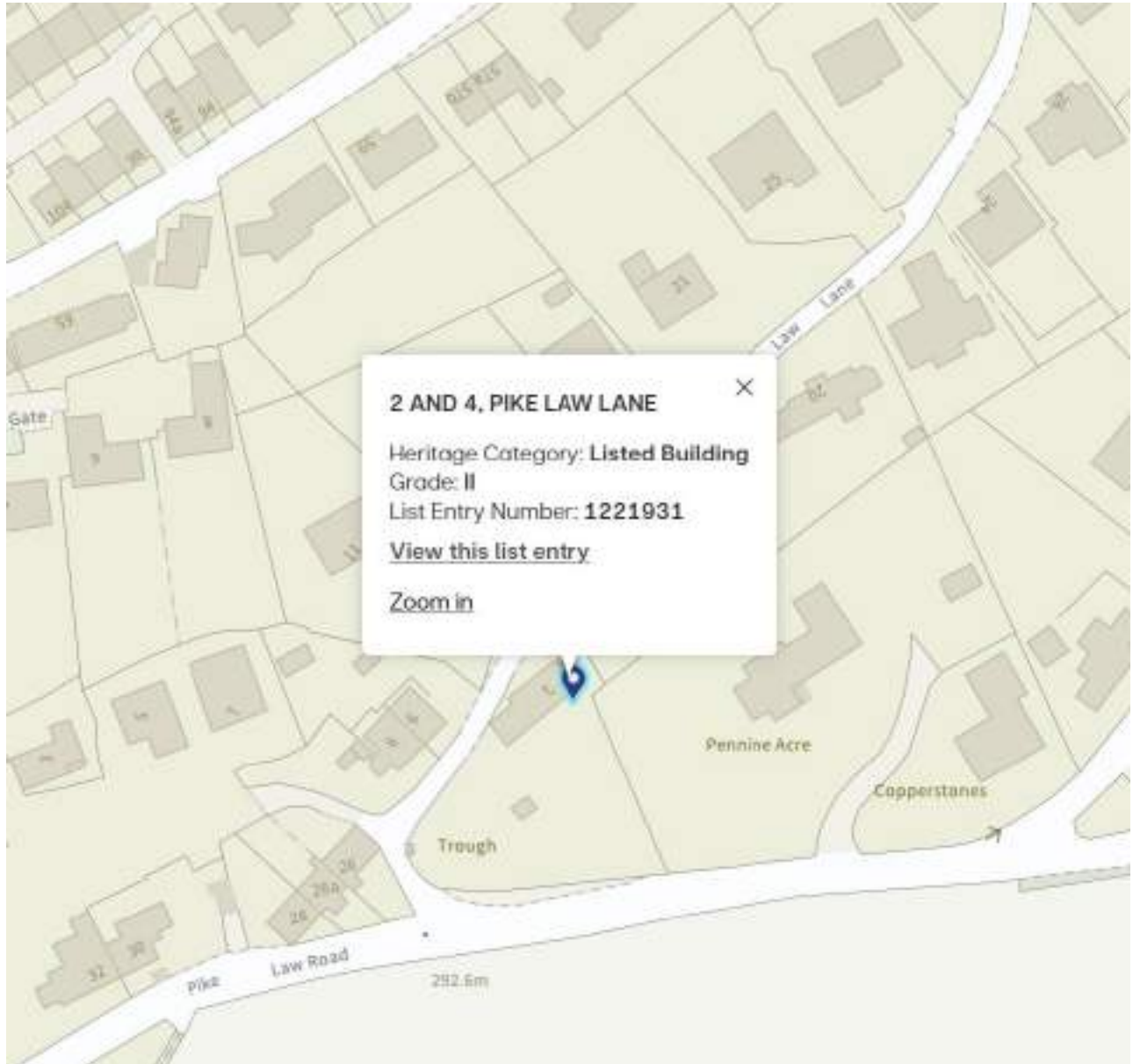
It is also noted when assessing the historical photos and the property that exists today the former gable end stack has also been removed.

## PLANNING HISTORY

There is no planning history relating to this property on the publicly accessible website.

## HERITAGE IMPACT ASSESSMENT

The property is listed but is not within a Conservation Area.



Paragraph 193 in the NPPF states that, *“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.”*

The host property is a Grade II Listed Building.

The listing description for the property is as follows;

E 01 NE PIKE LAW LANE Scapegoat Hill 2/366 Golcar

- Nos 2 and 4

- II

Early to mid C19. Handed pair of houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 storeys. South East elevation: Ground floor: two entrances with stone surround; two 4-light stone mullioned windows; two single lights. First floor: two 8-light stone mullioned windows (continuous pronounced sill). North west elevation: Ground floor: back to earth. First floor: two 6-light stone mullioned windows. South west gable: single storey lean-to extension with stone slate roof.

Listing NGR: SE0873016208

The property is an asset of historical significance and worthy of preservation. The property is a prominent feature in the landscape and makes a positive contribution to the setting.

Some of the works carried out are inappropriate but damage that has been done historically has lost some of the historical features.

We welcome a discussion with the LPA Conservation Officer once an understanding/familiarity of the property and works has been arrived at.

We wish to work with the LPA Conservation dept to regularise the works and carry out any necessary remedial works in doing so.

Paragraph 210 in 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."*

We contend with minimal changes/remedial works that this property can be enhanced and remain for future generations to witness and enjoy.

## **CONCLUSION**

The application seeks retrospective listed building consent for the historical changes/works at, 2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.

We welcome contact from the LPA to discuss the works and remedial works to resolve the unauthorised works to the property.

We contend that the property is already beneficial in relation to visual amenity, residential amenity, heritage impact and highways matters.

This attempt to resolve this situation will enable the property to continue to be occupied and kept within a purposeful use to ensure its continued existence.

Should any further information be required please don't hesitate to contact us.

We look forward to contact from the Conservation Officer in due course.

## **APPENDIX A**

PROPERTY PHOTOS 14/08/2024 & 29/10/2024





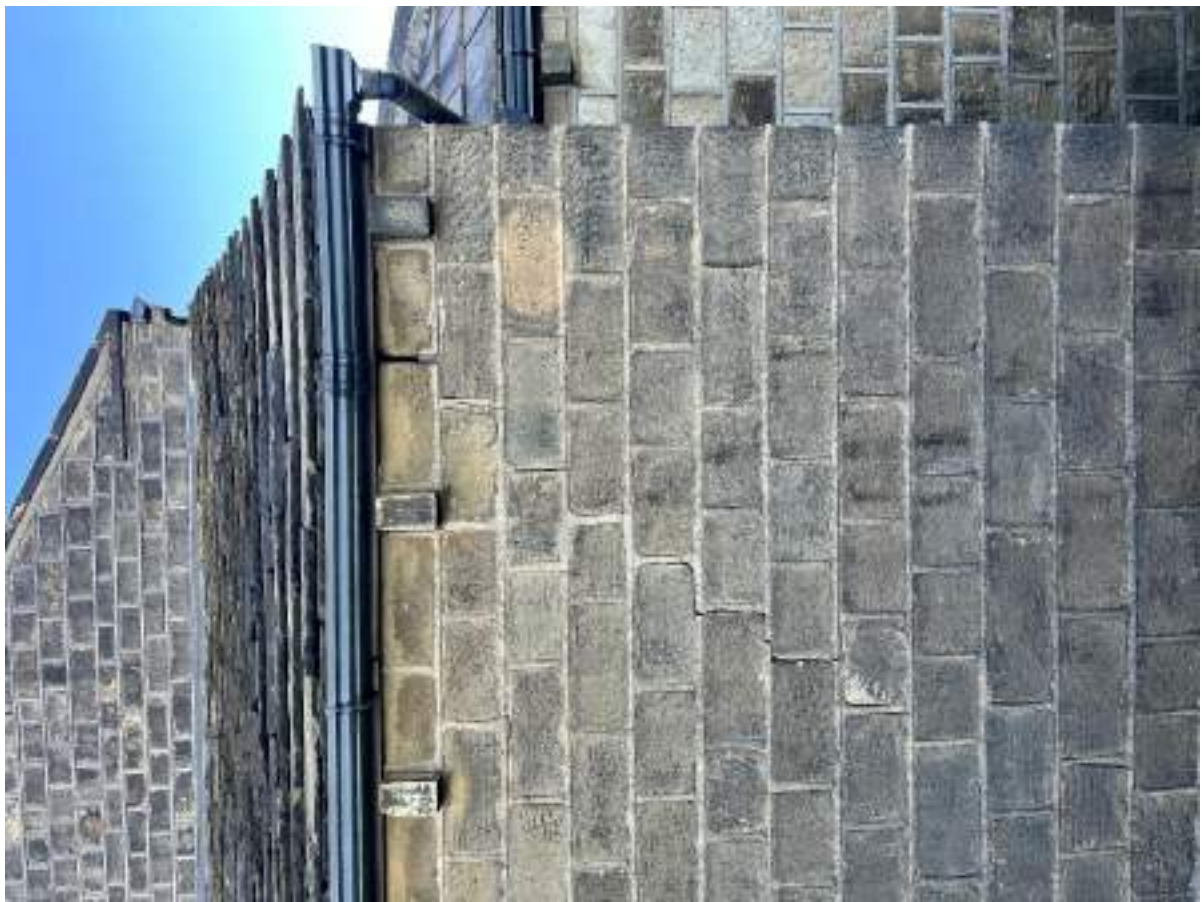












































































## **APPENDIX B**

LPA Conservation Letter dated 04/01/2019

Enquiries to: Craig McHugh

Steve Wimpenny  
2-4 Pike Law Lane  
Scapegoat Hill  
Huddersfield  
HD7 4PL

Tel: 01484 221000

email.craig.mchugh@kirklees.gov.uk  
www.kirklees.gov.uk

Date: 04 January 2019

Our ref: CV 2/366

Your ref:

TEL - 07939832381

Dear Mr Wimpenny

*Point 2018***Alterations and extensions at 2-4 Pike Law**

Thank you for contacting the Council to discuss regularising certain alterations to 2-4 Pike Law before you sell the property and for accommodating my site visit on 2<sup>nd</sup> November 2018. I apologise for the length of time in responding, this is quite a complex case.

The works undertaken needed listed building consent and / or planning permission as set out below. There is no time limit over which the local authority could take enforcement action with regards to listed building consent. Works completed more than four years ago would be immune from enforcement with regards to planning permission. Conveyancing solicitors are more alert to these issues than in times past.

There are a couple of options open to you for regularising development including applying for listed building consent retrospectively, applying for planning permission retrospectively and applying for a Certificate of Lawful Development for works completed more than four years ago that did not require listed building consent.

As this is quite complex I would suggest that you seek independent advice on this matter. There are various professionals that can capably assist in making such applications (Architects, Surveyors etc) but I would suggest a Chartered Town Planner will provide the best advice on this case. I've included a print out from the Royal Town Planning Institute's website with the all the consultants listed that practise near your property. We cannot recommend individual companies and you may well find others through talking to friends and relatives.

You may also wish to contact my colleagues in Building Control to discuss whether any of the works discuss required Buildings Regulations Approval on 01484 221550.

In summary we discussed the following:

Construction of a boundary wall along Pike Law Road, approximately 16 years ago - planning permission is required to construct a boundary wall within the curtilage (property boundary) of a listed building.

Reconstructed rear extension (north elevation), approximately 16 years ago, changing flat roof to pitch roof with coursed stone instead of random stone - planning permission and listed building consent is required for extensions to listed buildings.

Construction of a garage, within the last year - planning permission is required to construct a garage within the curtilage of a listed building.

Altered and enlarged lean-to extension on west elevation of building to form a porch and accessible ground floor bedroom and bathroom - planning permission and listed building consent is required for extensions and alterations to listed buildings

Construction of a timber shed - planning permission is required to construct a shed within the curtilage of a listed building.

Construction of stone out buildings, approximately 12 years ago - planning permission is required to construct outbuildings within the curtilage of a listed building.

Replacement of some windows with new double-glazed timber windows – listed building consent is required for alterations that affect its character in any manner.

Internal, remove modern gas fires to reveal stone fire places and restore missing stone shelf - listed building consent is required for alterations that affect its character in any manner, although clearly these works were beneficial.

As a first step I'd suggest finding a consultant to undertake the application processes for you and to help you bring together any evidence on how long the works have been in place etc.

Should you wish to discuss this matter further please do not hesitate to contact me.

Yours sincerely

Craig McHugh  
Senior Conservation and Design Officer  
Conservation and Design



## **APPENDIX C**

Details of Applicants former Partner Disability

0908\_1612060020<-141>\_357-P957/01 8

MORAN, Miss TERESA  
2-4 PIKE LAW LANE  
SCAPEGOAT HILL GOLCAR  
HUDDERSFIELD  
HD7 4PL



*Patient Letter*

Department: Neurology  
Consultant: Badr Eldin Dafalla  
Clinic: Neurol F/Up  
Patient Letter

None **NHS**  
NHS Foundation Trust  
ROYAL INFIRMARY  
ACRE STREET

HUDDERSFIELD  
HD3 3EA  
Direct Dial: 01484 347396

MISS TERESA MORAN  
2-4 PIKE LAW LANE  
SCAPEGOAT HILL GOLCAR  
HUDDERSFIELD  
HUDDERSFIELD  
HD7 4PL

Email:  
Typed: 29-NOV-2018  
Ref: AO/EB

Dear MISS TERESA MORAN

Patient Name: TERESA MORAN  
NHS Number: 412 028 3712  
Hospital Number: 625527  
DOB: 06-OCT-1969  
Address: 2-4 PIKE LAW LANE SCAPEGOAT HILL GOLCAR HUDDERSFIELD  
HUDDERSFIELD HD7 4PL  
Appointment Date: 11 OCT 2018

**TO WHOM IT MAY CONCERN**

Diagnosis:  
Multiple Sclerosis diagnosed 1999

MORAN, Miss TERESA

625527

FIN: 2729368

a/Sex: 06/10/1969 49 years Female

Encounter Type: Outpatient

Patient Letter

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i D

antin 100 mgs at night

ie history:

lapse September 2016 and June 2009

1 year old lady has a confirmed diagnosis of Multiple Sclerosis. Teresa has residual symptoms that associated with reduced tone and power in her lower limbs. This limits the time and distance she can walk. She utilises one stick for outdoor mobility and she also experiences foot drop when she has high levels of physical fatigue. Teresa is also prescribed medication for neurogenic pain and has been under review with the continence service for bladder dysfunction.

Primary Teresa's long standing diagnosis of MS does manifest with residual symptoms that she experiences on a daily basis that do impact on quality of life and every day activities.

If you require any further information please do not hesitate to contact me on 01484 347396

sincerely

y Owen

Multiple Sclerosis Nurse Specialist

LLB (hons), PGC (LTC)

Independent/Supplementary Prescriber

Calderdale Royal Infirmary, Acre Street, Lindley, Huddersfield, HD3 3EA

**APPENDIX 4**  
HISTORICAL PHOTOS



SE.ELEV

F2T3 N° 13



SW.ELEV

F2T3 N° 14



NW.ELEV

R23 N° 15



