

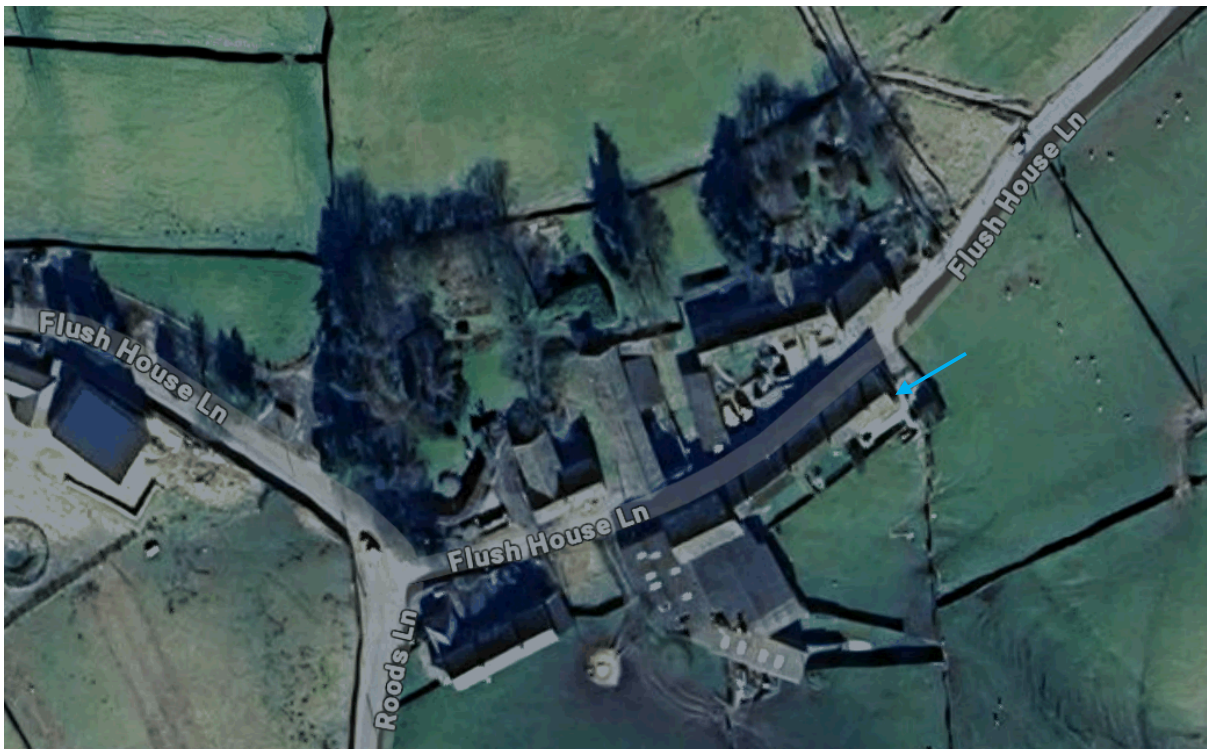
## HERITAGE STATEMENT | 1 Flush House Lane, Holmfirth

### Introduction and Context

This Heritage Statement has been prepared on behalf of Ms Pogson in connection with the proposed location of an oil tank within the curtilage of 1 Flush House Lane, Holmfirth. The property is one of three terraced dwellings which form part of the grade II listed building '1, 3, 5 Flush House' (List entry number: [1134909](#)) and was listed in 1983 with no subsequent update to the list entry. In accordance with Paragraph 207 of the National Planning Policy Framework (NPPF) this Statement is proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

The location of an oil tank within the curtilage of listed building is required to allow the sale of the property which is currently heated using oil stored in a tank located on neighbouring land outside the ownership boundary. Due to the age, changes in regulations and proximity to a dwelling house, a new flame retardant tank is required. It is proposed that the tank be located along the east side of the property behind existing fence panels.

**Figure 1: Modern aerial image of 1 Flush House Lane with arrow identifying the approximate proposed location of the oil tank**



### Summary of Significance

1,3, 5 Flush House Lane is of significance as an early 19<sup>th</sup> century terrace of vernacular cottages, which hold group value with nearby contemporaneous cottages which are illustrative of the woollen cottage industry of the period and provide an

understanding of rural domestic life in the region at that time. The list entry is as follows:

*Early C19. Hammer dressed stone. Stone slate roof with moulded stone brackets. Two storeys. South-east elevation: No 5: 3 bays, central doorway one 4-light and one 3-light deep stone mullioned window. First floor has three 3-light stone mullioned windows. No 3: one 3-light stone mullioned window to each floor. No 1: 2 entrances, modern porch, one 4-light stone mullioned window, and one small single light. First floor has two 3-light stone mullioned windows each with one mullion removed. North-west elevation: entrance to Nos 3 and 5. First floor has two 3-light stone mullioned windows one with one mullion removed, and 2 single lights (one later).*

**Figure 2: Front (south east) elevation of 1 Flush House Lane**



### ***Contribution made by setting***

The listed terrace sits within a rural hamlet which includes the late 18<sup>th</sup> to early 19<sup>th</sup> century 11, 12, 13 Flush House Lane and 12 Flush House Lane (both grade II listed buildings). The principal elevation is orientated to the south east. The rear north west elevation immediately backs onto Flush House Lane.

The architectural and historic interest of the building is primarily experienced in views from the south and south east where the principal elevation and the runs of mullion lights are appreciated and also from along Flush House Lane. From both vantage

points, the position of the listed terrace within a historic hamlet and its group value with nearby listed buildings, is experienced. Views from the property out to the south emphasise the historic rural context of the listed building and contribute to its significance.

**Figure 3: View of the east elevation of the listed building on approach along Flush House Lane**



The east elevation of the property is experienced on arrival into the hamlet from the east. The gable end with its modern casement window and modern porch (n.b. present at the time of listing) do not reveal the significance of the listed building.

### **Assessment of impact**

In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the proposals on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration.

**Figure 4: East elevation of 1 Flush House Lane showing falling topography and fence behind which the tank is proposed to be located**



The oil tank is proposed to be situated to the east of the property. The topography naturally falls at this point and there is an existing fence behind which the tank would be situated. The tank would be largely screened by the change in levels and the fencing and the visual impact would be minimal. In terms of impact upon the significance of the listed building, those elements of setting which contribute to significance (views to and from the property, appreciation of the architectural interest of the front and rear elevations and its group value) would all be sustained.

The requirements of the statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act can therefore be satisfied if KMBC grants planning permission and the objectives of NPPF Paragraphs 210 and 212 will also be met. In reference to NPPF Paragraph 219 the proposals preserve those elements of setting that make a positive contribution to the asset and should be treated favourably.

