Consultation Response from KC, Conservation & Design
2025/91531 land off, Leeds Road, Heckmondwike, WF16 9DB
Demolition of existing semi-detached houses and associated buildings, and construction of 51 dwellings, including associated access and other associated works
Date Responded: 17/12/25 & 15/7/26 Responding Officer: SC Responding Ref:

The proposed development would be sited close to a Grade II listed farmhouse and the list description is below.

Stubley Farmhouse Part to Right, Non Civil Parish - 1184199 | Historic England

Farmhouse. Early C.18 with late C.18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof. 2 storeys. L-shaped plan. Entrance with chamfered surround to left. One 4-light window to right, each floor, each with 2 mullions removed. The projecting wing to left has 4-light window to each floor each with 2 mullions removed. To rear is 4-light double, hollow chamfered window to each floor, the one to ground floor with 2 mullions removed. Both gable walls are plain, that to right having been recently rebuilt. Recent kitchen extension to rear.

Interior: Arched and chamfered fireplace. Hinges to main door, the lower one dated 1741.

A detailed Heritage Impact Assessment has been submitted.
P.22 of the HIA suggests a number of mitigations for the proposed development and these could include;

1. Use of a limited palette of materials that could include some natural stone to fit in with the local distinctiveness of the area, brick and slate roofs, using a simple traditional house form and design.
2. Use of traditional hedge or dry stone walling along the access track boundary, rather than fencing.
3. Provision of a landscape buffer, robust boundary planting around the perimeter of the site and the approaches to the farm and boundary treatment to be appropriate hedge/wall adjacent the long gardens of the proposed dwellings near to the listed buildings. Avoid 3 storey dwellings near the listed building and fringes of the site.

Overall the less than substantial harm could be outweighed by the public benefit if the above mitigations would be undertaken.

Updated 15/7/26

Following submission of revised plans, the following comments are being submitted by Conservation.

The use of some local coursed natural stone is encouraged on the dwellings at Plots 30-36 within the vicinity of the listed building and possibly Plots 37-39. The use of natural slate roofs is also encouraged for these plots. The use of natural materials would be more appropriate within the setting of the listed buildings and for the development to fit in with the local distinctiveness of the wider area which includes the use of some natural stone and mainly natural slate.

Hedge and dry stone walling along the access track boundary should be encouraged and would be better than just fencing to provide an appropriate setting to the approach to the listed building.

A landscape buffer using native tree and hedge planting should be encouraged and would be appropriate to the setting of the listed building and perimeter of the site.