

HERITAGE IMPACT ASSESSMENT

location	70 Slades Road, Golcar, Huddersfield, HD7 4JR.
application	Retrospective application for erection of extension to outbuilding within the curtilage of a listed building.
client/applicant	Mr & Mrs S Garrard
job number	25/1121
date	June 2025

Ltd
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Introduction

This Heritage Statement has been produced to support a retrospective Planning and Listed Building application for the enlargement of an ancillary outbuilding within the curtilage of 70 Slades Road, Golcar, Huddersfield, HD7 4JR.

This document should be read in conjunction with Paul Matthews Architectural Ltd drawings.

Listed Building Description

The listing description of the host property, 70 Slades Road, is below, this can also be found online at;

<https://historicengland.org.uk/listing/the-list/list-entry/1224047>

The property was listed on 11th July 1985.

It is a grade II Listed Building.

SE 01 NE SLADES ROAD Bolster Moor 2/437 No 70 -

GV II

Mid C19. Part of terrace of 3. Hammer dressed stone. Rusticated quoins. Pitched stone slate roof (part bitumen covered). Coped gables. Stone brackets. Two storeys. East elevation: symmetrical 3-bay facade: Ground floor: central doorway with large rusticated quoins and flat arched head with decorated key- stone. Two 2-light stone mullioned windows. First floor: two 2-light Stone mullioned windows; one central single light. West elevation: Ground floor: later lean-to extension. Two 2-light stone mullioned windows (mullions removed). First floor: one 4-light stone mullioned window (2 lights blocked). Later single light. Formerly a public house. Included for group value.

Listing NGR: SE0870315617

The adjoining properties, No 72 and 74 are also listed buildings;

SE 01 NE SLADES ROAD Bolster Moor 2/438

- Nos 72 and 74

GV II

1842 (Deeds). Terraced pair of weavers houses. Hammer dressed stone. Rustica- ted quoins to east. Pitched stone slate roof. Coped gable to south. Stone brackets. Two storeys. East elevation: Ground floor: 2 entrances with stone surrounds (1 in porch); two 4-light stone mullioned windows (pronounced sills). First floor: two 7-light stone mullioned windows (continuous pronounced sill). West elevation: Ground floor: two 3-light stone mullioned windows; two later single lights. First floor: two 7-light stone mullioned windows.

Listing NGR: SE0870515610

Location

The property is located to the West of the centre of Golcar, just off Slades Road, Golcar, approximately 2.5miles West of Huddersfield town centre.

The property is a grade II listed building. Golcar has a number of listed buildings but the nearest others to this subject property are located some distance away, off Bolstermoor Road.

The property, historically formerly a public house, has a large domestic curtilage particularly to the rear.

Immediately to the North is a modern residential development.

Also to the rear of the property is a detached garage and greenhouse. Similar to the subject outbuilding, these are not listed buildings but deemed curtilage listed buildings.

Mature trees are located within the domestic curtilage, front and rear gardens.

Site Planning History

Below is a list of planning history relating to the site based upon a search on the public planning records

[2002](#) application to reposition a soil pipe (approved)

[2005](#) application for the erection of an extension and replacement windows (approved)

[2021](#) application for the erection of a greenhouse (approved)

[2021](#) application for two uplighters to front (approved)

Proposed Works

This application is retrospective for the extension of the ancillary outbuilding located to the North Western corner of the property.

We understand the building was extended back in November/December 2019 due to the outfall of Covid-19. The purpose was to create a work from home office for the applicants.

The outbuilding is set well back, circa 20meters from the rear of No 70 and has been constructed using the same materials of the original outbuilding. The extension is circa 3m x 3m with the blue slate roof covering lining through with the original blue slate roof covering.

The applicant has had a visit from a Local Authority officer (unknown from which department) who, during their visit, said "*that it was fine and even remarked that he would not even know it was an extension if it was not for the new pointing*".

Materials

As noted within this statement all materials match existing;

- White painted timber windows.
- Vertically boarded, white painted timber doors.
- Black painted timber spouting (guttering).
- Blue slate roof covering.

Heritage assessment – Existing building:

We contend this proposal has minimal impact on the host listed building and adjacent other listed buildings.

Scheme proposals and justification:

The proposal was to provide a home office following the pandemic Covid-19. The resultant to provide privacy for the host property with direct access to the amenity space.

Given the discreet location we consider this to have a negligible impact on the listed building and adjoining listed buildings.

Conclusion

The information provided within this document details the proposal and indicates the minimal harm caused to the listed buildings and adjacent mature trees.

We contend the proposals are minimal with natural materials that ensure a sympathetic design that will not detract from the setting, locality and listed buildings. In usual circumstances (not listed) the proposed opening alterations would be deemed permitted development.

The materials proposed for the works will be carefully sourced locally that will harmonise with the existing host property.

APPENDIX A

PHOTOS (September 2020)





