

HERITAGE AND SUPPORTING STATEMENT

For the Replacement Timber Windows to UPVC Windows at No. 23 Wooldale Road, Holmfirth

Site Context

23 Wooldale Road is a detached dwelling located within the Wooldale Conservation Area in Holmfirth, West Yorkshire.

The property forms part of a group of five houses originally approved under planning application reference 98/62/93196/W3 for "Erection of 5 No. Detached Dwellings (Within Conservation Area)" and granted planning permission on 28 January 1999.

The site is located in a predominantly residential area characterised by a mix of traditional and modern building styles. The dwelling, constructed circa early 2000s, is of relatively modern design and not a historic building in itself. It is not listed.



Development Background

The original dwelling featured dark stained timber window frames, consistent with the 1998 permission which required timber side-hung casements with traditional detailing (Condition 16).

Over time, several properties in the vicinity, including neighbouring properties within the Conservation Area, have replaced original timber windows with modern uPVC alternatives.

The property at 23 Wooldale Road has recently replaced its timber frames with double-glazed light oak uPVC window frames, fitted in a style and proportion similar to the originals.

The installation includes trickle ventilation and complies with Building Regulations. A Certass Certificate has been issued for the works.



UPVC windows in a Light Oak style

Planning Policy Context

National Planning Policy Framework (NPPF)

Paragraphs 195–197 of the NPPF encourage sustainable development while conserving heritage assets in a manner appropriate to their significance.

Paragraph 203–206 considers the impact of development within conservation areas and the need for proportional assessment where harm is less than substantial.

Kirklees Local Plan

The Kirklees Local Plan includes policies aimed at conserving and enhancing the historic environment, notably:

LP24 (Design) – Requires that proposals promote good design and are sympathetic to local character.

LP35 (Historic Environment) – Seeks to protect heritage assets, including conservation areas, from harm.



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Heritage Impact Assessment

The replacement windows, although not timber, replicate the appearance and proportions of the original openings. The chosen light oak uPVC finish is sympathetic to the local character and visually appropriate within the wider Conservation Area.

The impact of replacing timber with uPVC is considered less than substantial in heritage terms. The visual change is modest and reversible, and it reflects an emerging character in the immediate streetscape, where other properties have also replaced timber windows with similar uPVC alternatives.

Importantly, the conservation area is not defined by historic timber window detailing, given that the house itself is a modern addition (approved in 1998 and built circa 2000).



Precedent and Character

Several dwellings along Wooldale Road and adjacent streets have implemented similar changes from timber to uPVC windows. These alterations have contributed to a gradually evolving character within this part of the Conservation Area.

The proposal maintains uniformity with nearby dwellings and does not erode the collective value of the heritage setting.



Neighbouring dwellings with similar UPVC casements.

Compliance with Planning Conditions

Planning permission 98/93196 includes a condition (Condition 19) withdrawing permitted development rights for the site, meaning that changes such as window replacements require planning consent.

The current replacement does not adhere to Condition 16 which required timber frames. However, this application seeks retrospective approval, presenting mitigating factors such as:

- High-quality uPVC units in a light oak finish;
- Matching proportions and alignment with original openings;
- Compliance with Building Regulations;
- Precedent set by other homes in the Conservation Area.

Conclusion

The proposed window replacement is considered to result in no harm or less than substantial harm to the character and appearance of the Wooldale Conservation Area. The visual impact is minimal and reflective of established precedents in the vicinity.

The development meets the overarching goals of the NPPF and Kirklees Local Plan policies by promoting sustainable improvements while safeguarding heritage character in a proportional manner.

Accordingly, we respectfully request the Council to grant retrospective planning permission.

Yours sincerely

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