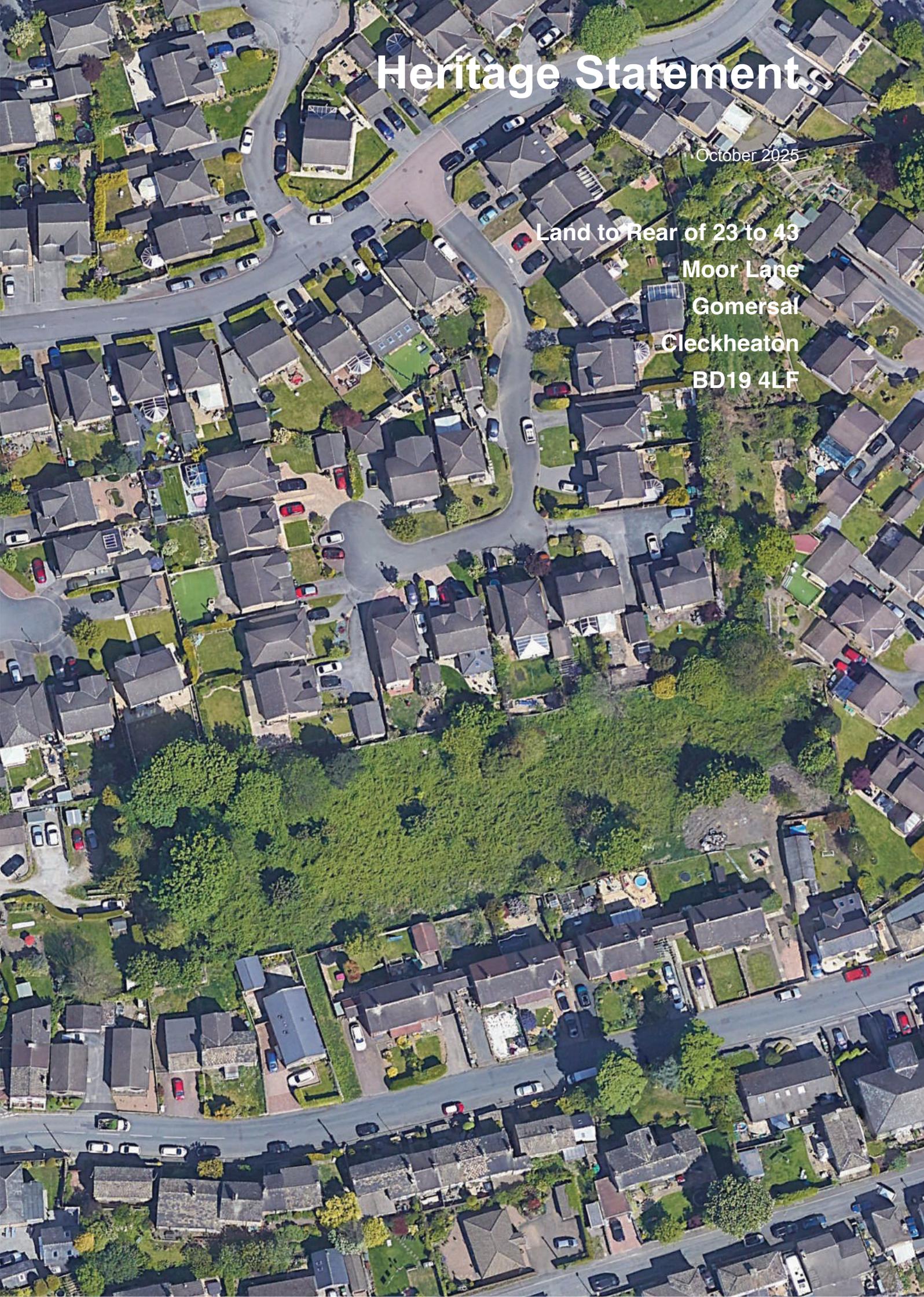


Heritage Statement

October 2025

Land to Rear of 23 to 43
Moor Lane
Gomersal
Cleckheaton
BD19 4LF



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01 Character of the Area and Location

The site currently comprises of low-lying vegetation with a row of trees situated along the northern boundary. It is located within a predominantly residential area with dwellings surrounding the site on all sides. Oakwell Hall Country Park is located to east of the site with the M62 located north from the site. There are several local shops and amenities located on Oxford Road, which is a couple of minutes' walk from the site. Access to the site is via an existing track from Moor Lane situated between No. 25 and 27.



Google aerial view of the site and surrounding context.

03 Listed Buildings

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1184378**

Date first listed: **12-Jan-1967**

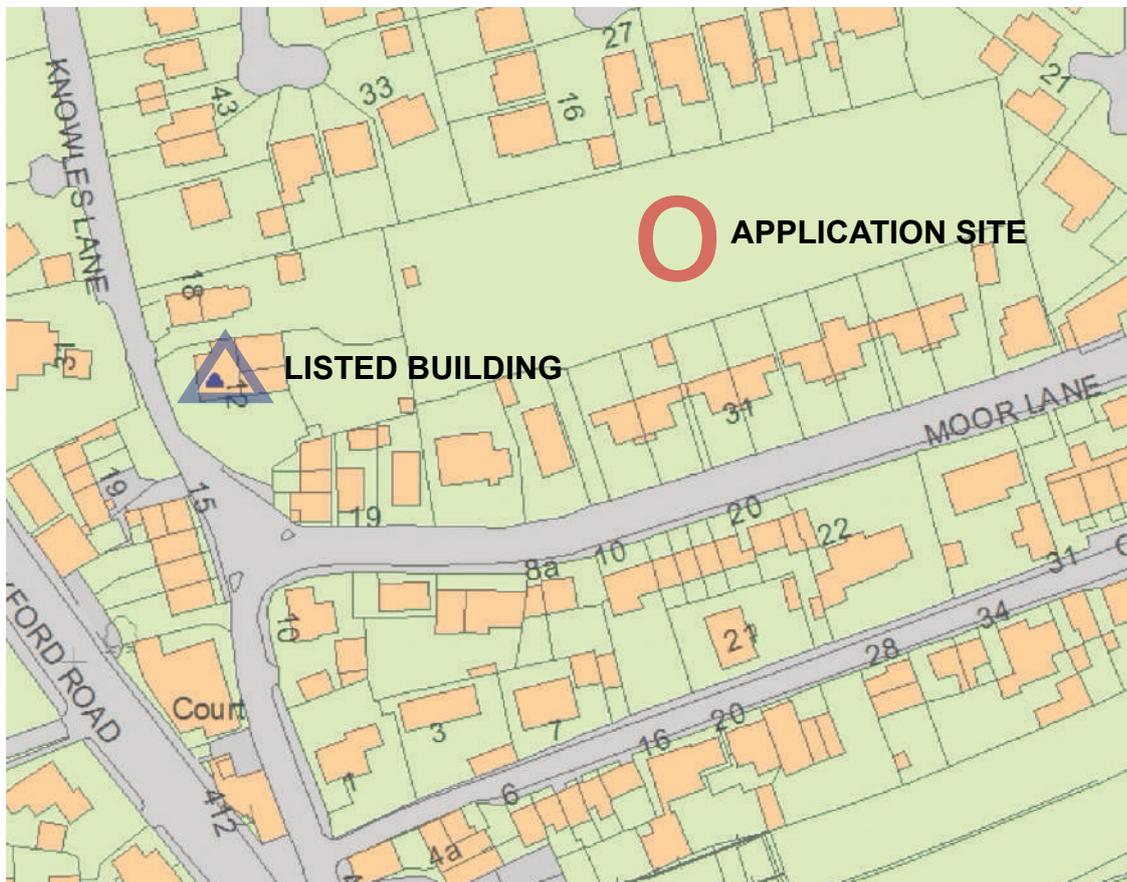
List Entry Name: **MANOR HOUSE PEEL HOUSE**

Statutory Address: **MANOR HOUSE, KNOWLES LANE**

Manor House. Mid to late C.17 incorporating some timber framing. Coursed rubble. Quoins. Stone slate roof with hollow chamfered gable copings. Finials to eaves and apexes. Two storeys. Three- gabled facade with continuous drip moulding over ground floor windows. The facade has two doorways, one with moulded reveals, the other chamfered. Each gable apex has 2-light blocked window with hood mould. At ground floor level are 8-light, 16-light and 12-light mullioned and transomed double chamfered windows, with 3, 4 and 5- light windows to 1st floor. Two gables to rear with 3 and 5-light double chamfered windows.

Interior: Parlour to right has elaborate plasterwork to ceiling. Ceiling is divided into 4 by large beam into chimney breast with plastered soffit decorated with paired griffons, and plaster divide with similar detailing. Formerly each square had lozenge design with coat of arms. Also female figures representing the Celtic goddess of fecundity. Now only 2 squares are complete. Oak panelled cupboards to right. Panelled overmantle possibly later. In central parlour is arched stone fireplace with panelled oak overmantle with lozenge and foliage decoration. Stop-chamfered beams.

04



Map showing the closest Listed Building.



Views of the listed building to the front



Views of the listed building to the side



Views of the existing listed building to the front

04 Design Proposals

Reserve matters planning permission is sought for the appearance, landscaping, layout and scale for the residential development for 10 dwellings. Access to the site is proposed at an existing access point located off Moor Lane between No. 25 and 27. The existing access currently comprises of a rough grassed track measuring 5.5m wide. The proposed access will be upgraded as approved in the outline planning application.

The existing driveway serving No. 27 Moor Lane is proposed to be relocated slightly to the east and an existing single storey side extension on the property is also proposed to be removed to accommodate the new access. Where the access meets Moor Lane, visibility splays of 2.4m x 23.0m are proposed to be provided in both directions. This will necessitate the realignment of boundary walls on three existing properties. Legal ownership and legal agreements have been secured by the applicant to facilitate these visibility splays, and this work will be undertaken before development commences.

A detailed site plan has been submitted as part of the proposals. The plan includes 10 detached / link detached dwellings. Plots 1 and 2 are located along the western part of the site facing east. A private drive from the main access road is shown to serve Plot 2. Plots 3 to 10 are in a linear form along the northern side of the access road with the front elevations of the dwellings facing south. A turning head is shown between plots 5 and 6 and another private drive is shown at the eastern end of the access road to serve Plots 7, 8, 9 and 10.

It is anticipated that the site would provide one 3-bed property, seven 4-bed properties and two 5-bed properties. Each dwelling would have a front and rear garden and off-street parking provision in accordance with the Council's Highway Design Guide SPD. Two additional visitor car parking spaces are also shown within the site.



Proposed site plan

05 Heritage Impact

There is one designated heritage asset that is located within close proximity to the application site. Manor House/Peel House, 12 & 14 Knowles Lane, which is a Grade II* Listed Building, is located directly west of the site.

The NPPF Glossary defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

The principal elevation of the listed building faces Knowles Lane, where clear views of the building can be appreciated and experienced. The proposed development would not alter these views. The western side of the building faces onto the application site which is currently private land. Moreover, only part of the western elevation of the application site overlaps with the eastern boundary of the curtilage land of the listed building. The remainder of the intervening views between the western boundary of the site and the listed building is characterised by car parking, garages and hardstanding, as can be seen on the aerial view below. Views between the application site and listed building are therefore relatively limited and constrained.

07



The proposed site and proximity to the listed building showing parking to the rear

Furthermore, it is important to point out that the application land in question is private and cannot be accessed by members of the public. As such, the existing public views of the listed building from the south and west would remain unchanged, other than narrow glimpses of the proposed development from the southern end of Knowles Lane. Nevertheless, it must also be pointed out that the setting of the listed building has been impinged upon by a range of more modern buildings on Knowles Lane and Moor Lane, which have further restricted intervening views to and from public vantage points and have impinged on the setting of the listed building. This is not to say that the remaining setting of the listed building is not important, however it highlights the fact that the starting point for an assessment of impact on setting does not comprise a stand-alone listed building surrounded by open space or comparable historic properties.

As reviewed during the outline planning application, the proposed site plan has moved Plot's 1 and 2 further to the west to offer a greater separation distance with the listed building and retained their position to the north, which now allows more space in the south-western corner, thereby providing improvements to its setting.

Paragraph 199 in the NPPF states the following:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

In this instance, it is considered that any harm caused would be less than substantial. Paragraph 202 in the NPPF states that,

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the benefits of the proposal, including, where appropriate, securing its optimum viable use.'

The public benefits in this case would be:

- The provision of ten additional dwellings for the local community (particularly given the council's housing supply issues as highlighted above). The provision of housing comprises one of the three key sustainable development objectives of the Government.
- The development of underutilised vacant land within a sustainable and accessible urban area, in accordance with relevant local and national planning policies.
- The tidying up and visual improvement of the application land together with the potential for soft landscaping as part of a detailed scheme to enhance the western areas of the site adjacent to the eastern boundary of the listed building.

It is therefore considered that the proposals outweigh any perceived limited harm to the heritage asset and any such harm is capable of being adequately mitigated when the layout, scale, appearance, and landscaping are considered at the reserved matters application stage. This outline application is therefore considered to accord with NPPF paragraph 202 and Local Plan Policy LP 35.