

HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

location	2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.
application	Retrospective Planning for Alterations and Extensions to Dwelling.
client/applicant	Mr S. Wimpenny
job number	25/1254
date	October 2025

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INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the Retrospective Planning for Alterations and Extensions to Dwelling at 2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.

It is intended this application will be made to regularise the breaches of planning regulations following the recent retrospective Listed Building consent for the alterations which can be seen in app: [2025/90484](#)

This retrospective planning application follows on from a previous agent's involvement where plans were prepared in August 2018. Liaison and formal communication was made with Kirklees planning and conservation but Covid prevented the progression of the details and formal submission. See correspondence within Appendix B of this statement, dated 04 January 2019.

A site meeting was held between Mr S Wimpenny (applicant), Paul Matthews (agent) & Sue Brooks (KMC Conservation) on 29th October 2024 to physically assess the property and historical works that then formed the Listed Building application and this now subsequent retrospective planning application.

The application seeks to regularise the outstanding issues and seeks retrospective planning approval, most but not all, as noted within the LPA letter dated 04 January 2019 and as bulleted below;

- Reconstructed Rear Extension (North Elevation).
- Construction of detached garage.
- Altered and enlarged lean to extension (to West side of dwelling).
- Construction of stone outbuilding.
- Timber decking.
- Replacement and addition of some windows.
- Removal of chimney stack to West gable end.

NB all the above points are included within the LPA letter dated 04 January 2019, some of these points are clearly an enhancement and others confirmed on site by Sue Brooks (LPA Conservation officer) as not listed building issues but more planning issues.

A series of photos, taken on 29th October 2024 are included within Appendix A of this statement.

Local constraints on this property

Address

2-4 Pike Law Lane,
Scapegoat Hill,
Huddersfield,
HD7 4PL

Constraints

- This property is not in a conservation area
- This property is a listed building (CV 2/366)
- This property has not had it's 'permitted development' rights removed

⚠ There are local constraints on this property

The property is a listed building but not within a conservation area. According the LPA website the property still has the benefit of permitted development rights.

Many of the bulleted points, as listed on page 1, were carried out prior to Mr Wimpenny, the applicant, purchasing the property back in 2001.

All the bulleted points are addressed as below;

Reconstructed Rear Extension (North Elevation).

The historical photo overleaf shows this rear outshot, built in random coursed natural stone covered with a bitumen felt flat roof, with a parapet wall capped with concrete flags. The flat roof also had two pyramid lantern type lights on it.

The photos within Appendix A of this document show the rebuilt outshot in regular coursed stone, covered with a monopitch Yorkshire stone slate roof covering complete with 4 conservation roof lights.

The image below shows the rear extension with the pyramid dome type lanterns prior to the re-roofing works;



Sue Brooks, KMC Conservation officer, confirmed, during the site meeting on 29th October 2024 that this *“looks miles better and should not be a problem”*.

Construction of detached garage.

The detached garage, as shown on the accompanying plans and photos, was built by the applicant. It was originally intended to fit doors to this garage but the applicant had second thoughts and would prefer for this to remain as existing. This, we contend is also a highway safety enhancement as vehicles can now park off the narrow road and without a garage door no on street waiting results whilst the door is opened.

The stone used in the construction of the garage came from the building opposite the Scape House following demolition of that building.

The ogee style gutters to the garage replicate the gutters to the house that we understand were in situ prior to Mr Wimpenny owning the property.

Sue Brooks commented that the roof style and material matches the house and is appropriate for the garage.

Altered and enlarged lean to extension (to West side of dwelling).

The lean-to extension had previously been a flat roof.

Sue Brooks commented that the rainwater goods to this extension should be replaced with cast iron/cast aluminum. Sue Brooks went on to comment “the materials used *“are all reclaimed, including corbels, and looks lovely”*”.

Sue stated that the front lean to extension “*hadn’t impacted/covered up existing openings*”. It was also noted slimline double glazing was used within the windows to this extension.

Sue Brooks noted the roof covering was Indian stone slate, as opposed to Yorkshire Stone Slate but commented that this has “*weathered in*”.

Photos of the external alterations can be found within Appendix A of this statement.

Construction of stone outbuilding.

Sue confirmed that the stone outbuilding, being not attached to the host property therefore no listed building consent was required. Sue stated this is more of a planning matter.

The stone outbuilding is cut into the site topography in such a way that the roof structure provides addition paved area to the front of the property. Yorkshire stone flags laid on top of the roof with a glazed rail and natural stone walling to match the existing context.

The principal elevation of the outbuilding is constructed from natural reclaimed stone and offers similar oak detailing to seen on the host dwelling and within the immediate locality.

Timber decking

A modest area of timber decking has been constructed to the front external amenity space. The site sees fairly steep topography and the new decked area provides extra useable external amenity space. The non-invasive timber construction allows this to be removed without significant disruption in future if required. This timber deck structure presents no issues relating to privacy/overlooking due to the space separation and topography

Replacement of some windows

Mr Wimpenny confirmed the only new windows are those within the new West extension and that all other windows were in situ when he purchased the property back in 2001. Mr Wimpenny confirms that no other windows have been replaced during his ownership of the property.

Sue Brooks followed on with further communication, following the site meeting, and advised that the property does appear to have had replacement windows, replacing those that replaced the assumed original windows as part of the 1970s replacement windows.

Removal of chimney stack to West gable end

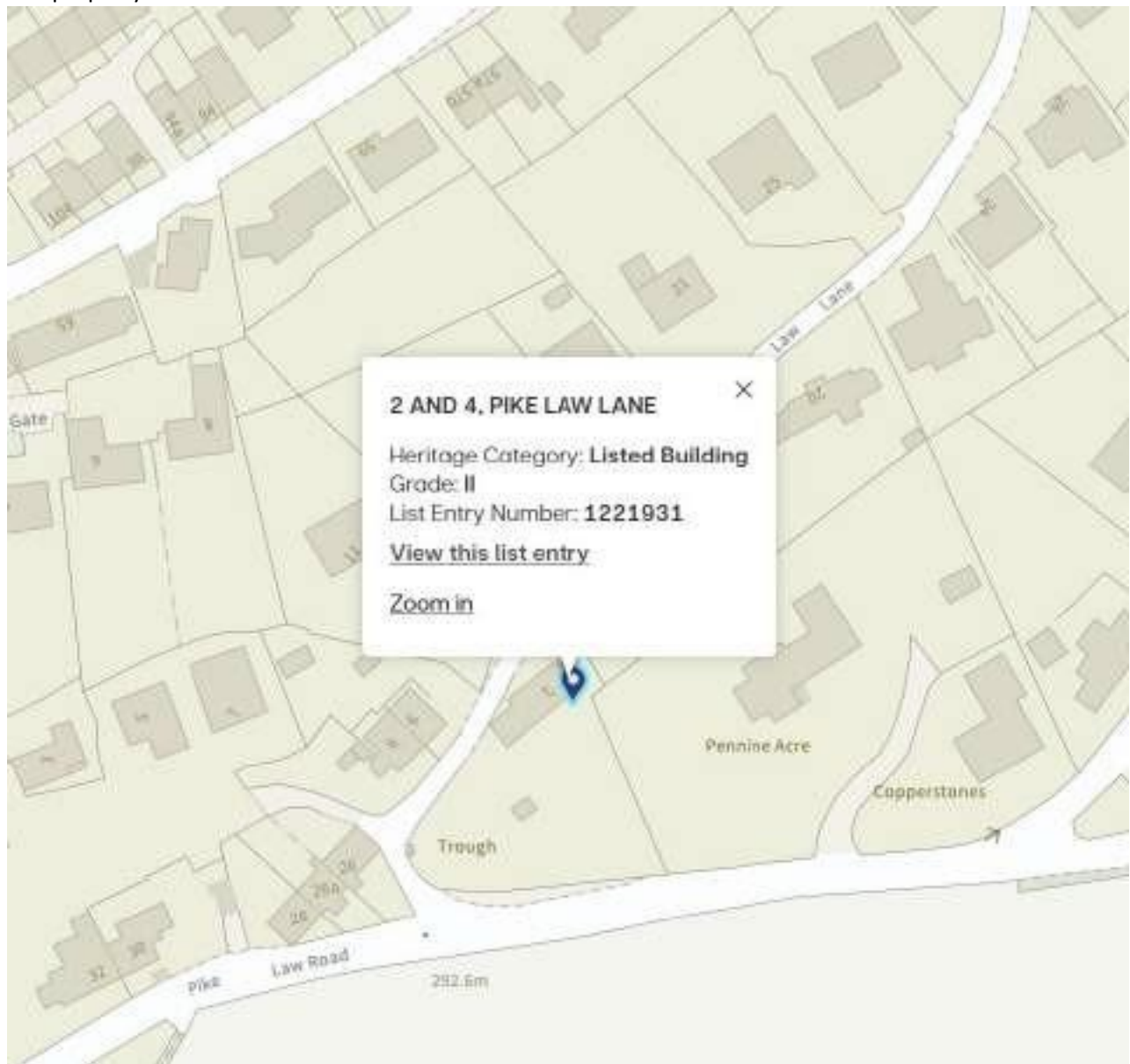
Sue Brooks also noted the former chimney stack above the West lean to has been removed. Mr Wimpenny has confirmed this was coming away from the gable end and was removed on safety grounds. It is also noted when assessing the historical photos and the property that exists today the former gable end stack has also been removed.

PLANNING HISTORY

The only planning history relating to this property, on the publicly accessible website, is the recent retrospective Listed Building consent for the same works as applied for within this application [2025/90484](#).

HERITAGE IMPACT ASSESSMENT

The property is listed but is not within a Conservation Area.



Paragraph 193 in the NPPF states that, *“In determining applications, local planning authorities should*

require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

The host property is a Grade II Listed Building.

The listing description for the property is as follows;

E 01 NE PIKE LAW LANE Scapegoat Hill 2/366 Golcar
- Nos 2 and 4

- II

Early to mid C19. Handed pair of houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 storeys. South East elevation: Ground floor: two entrances with stone surround; two 4-light stone mullioned windows; two single lights. First floor: two 8-light stone mullioned windows (continuous pronounced sill). North west elevation: Ground floor: back to earth. First floor: two 6-light stone mullioned windows. South west gable: single storey lean-to extension with stone slate roof.

Listing NGR: SE0873016208

The property is an asset of historical significance and worthy of preservation. The property is a prominent feature in the landscape and makes a positive contribution to the setting.

Some of the works carried out are inappropriate but damage that has been done historically has lost some of the historical features.

Paragraph 210 in the NPPF states; *"In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

We contend with minimal changes/remedial works that this property can be enhanced and remain for future generations to witness and enjoy.

Paragraph 207 of the NPPF states: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

We believe that this report has demonstrated the importance of the heritage asset and the criteria upon which it was listed. In response that that, we believe that the proposals are in keeping and sympathetic to the heritage of the dwelling and enhance the areas of the dwelling which had become dated and damaged.

Kirklees Local Plan Policy LP35 States that;

“Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit to bringing the site back in to use.”*

We contend that the additions and alterations to the property, as discussed and confirmed with KMC conservation officers, offer a significant benefit and enhancement to the dwelling. The alterations will ensure that the heritage asset maintains and greater levels condition which provide longevity of use for future generations. It is a public benefit that heritage assets are maintained to a high level and signs of decay/damage are rectified which the alterations to the property achieve.

The expand on this, Policy Justification LP35 states that;

“Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.”

We believe that the alterations have retained the identity of the host dwelling and the vernacular design typology while giving the property a much-needed enhancement. The aesthetic is followed by matching all construction materials and build type to that of the existing.

USE

The use of the dwelling has not changed as a result of the previously carried out works.

PROPOSED WORKS (Appearance)

The materials of the works are all in keeping with the existing and follow the same construction method as the host dwelling such as the type of coursing to stonework. The detached garage has been constructed using reclaimed stone and natural stone slate roof tiles to match the existing context with small detailing to the same effect.

The change of roof type and extension to the northwest lean-to has already been seen as a large positive change from a conservation officer standpoint and is a great improvement to the bulky flat roof

that was previously situated. The pitched natural slate roof complete with conservation rooflights ensure that this alteration fits seamlessly with the existing aesthetic of the dwelling.

The ancillary outbuilding has been constructed below the ground level of the dwelling with the roof structure providing extra level external space above which is a large benefit to the disabled occupant. The elevations of the outbuilding have been constructed and since weathered in, in reclaimed stone and oak detailing, again matching the aesthetic of the host dwelling and ensuring the design has remained subservient to the character of the heritage asset. The lean-to extension to the front and side elevation follows the same aesthetic with the use of natural stone roof tiles, oak detailing and natural coursed reclaimed stone.

MEANS OF ACCESS

There is no proposed change to means of access from this application.

LANDSCAPING

Landscaping has been developed in a way to create extra level and accessible external space for the applicant/occupants. A modest timber decking has been constructed to again provide more accessible and usable external space for the occupants. This addition provides a significant improvement to the visual amenity of the dwelling by providing an area of privacy with significant views across the valley.

LAYOUT

The changes in layout can be seen within the drawing package for this application.

SCALE

The scale of the dwelling has increased slightly in line with the additional extensions albeit these aspects are of an acceptable size and volume in relation to the host property and in total would not exceed 30% of additional volume on the whole.

We also consider it significant to confirm that the listed building application was supported through to a conditional approval. Please also note that most of the works were carried out many, many years ago. The LPA were clearly aware of the breach yet have not lodged any formal enforcement action.

CONCLUSION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the Retrospective Planning for Alterations and Extensions to Dwelling at 2-4 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.

We contend that the property is already beneficial in relation to visual amenity, residential amenity, heritage impact and highways matters.

In accordance with the requirements of the Planning (Listed Buildings) Act 1990, the NPPF (2023), and Policy LP35 of the Kirklees Local Plan, the proposal will preserve and enhance the special interest of the listed building and its setting. As previously stated, Listed Building has been granted under application - [2025/90484](#)

This attempt to resolve this situation will enable the property to continue to be occupied and kept within a purposeful use to ensure its continued existence.

Should any further information be required please don't hesitate to contact us.

APPENDIX A

Property Photos 14/08/2024 & 29/10/2024





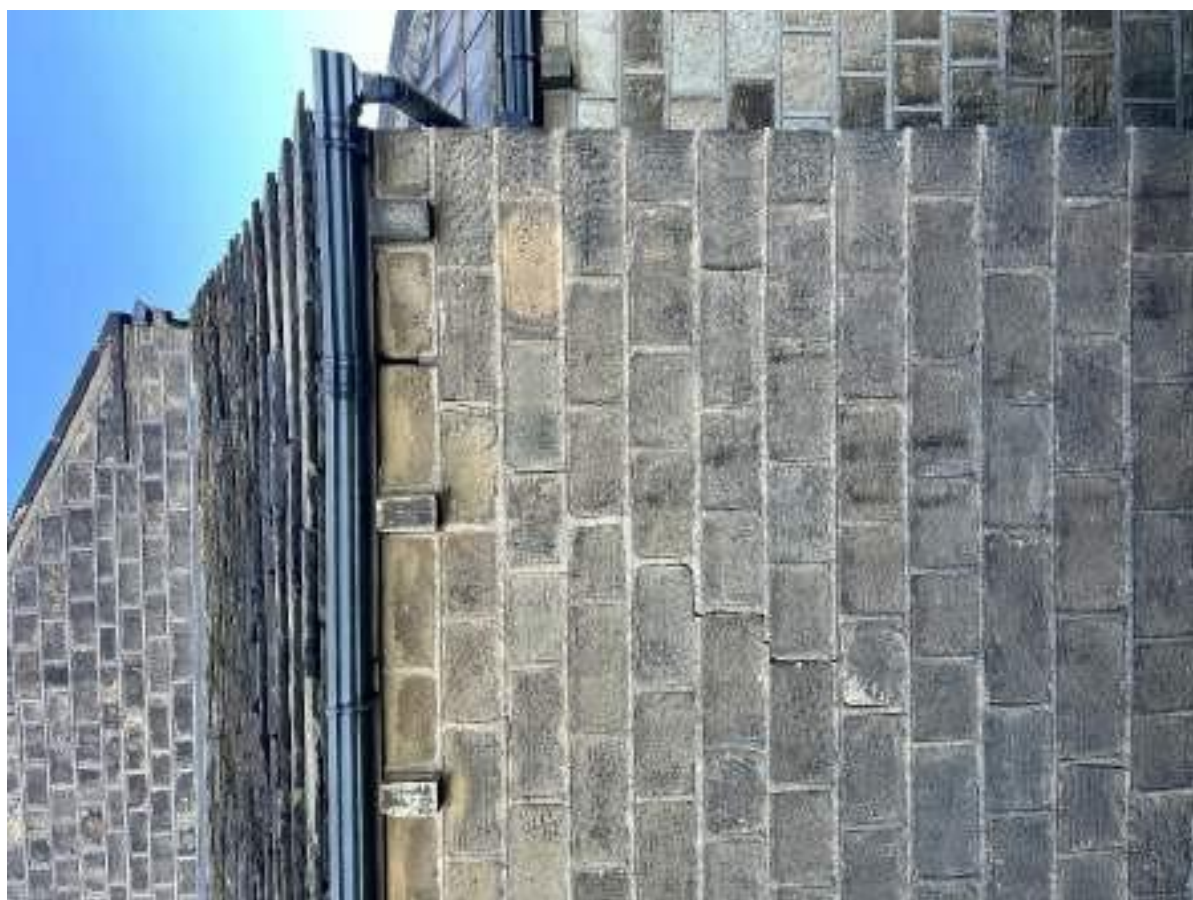












































































APPENDIX B

Letter form LPA dated 4th January 2025

Planning

Investment and Regeneration
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Craig McHugh

Steve Wimpenny
2-4 Pike Law Lane
Scapegoat Hill
Huddersfield
HD7 4PL

Tel: Redacted

Tel: 01484 221000

email: Redacted
www.kirklees.gov.uk

Date: 04 January 2019

Our ref: CV 2/366

Your ref:

Redacted

Dear Mr Wimpenny

Alterations and extensions at 2-4 Pike Law

Thank you for contacting the Council to discuss regularising certain alterations to 2-4 Pike Law before you sell the property and for accommodating my site visit on 2nd November 2018, I apologise for the length of time in responding, this is quite a complex case.

The works undertaken needed listed building consent and / or planning permission as set out below. There is no time limit over which the local authority could take enforcement action with regards to listed building consent. Works completed more than four years ago would be immune from enforcement with regards to planning permission. Conveyancing solicitors are more alert to these issues than in times past.

There are a couple of options open to you for regularising development including applying for listed building consent retrospectively, applying for planning permission retrospectively and applying for a Certificate of Lawful Development for works completed more than four years ago that did not require listed building consent.

As this is quite complex I would suggest that you seek independent advice on this matter. There are various professionals that can capably assist in making such applications (Architects, Surveyors etc) but I would suggest a Chartered Town Planner will provide the best advice on this case. I've included a print out from the Royal Town Planning Institute's website with the all the consultants listed that practise near your property. We cannot recommend individual companies and you may well find others through talking to friends and relatives.

You may also wish to contact my colleagues in Building Control to discuss whether any of the works discuss required Buildings Regulations Approval on 01484 221550.

In summary we discussed the following:

Construction of a boundary wall along Pike Law Road, approximately 16 years ago - planning permission is required to construct a boundary wall within the curtilage (property boundary) of a listed building.

Reconstructed rear extension (north elevation), approximately 16 years ago, changing flat roof to pitch roof with coursed stone instead of random stone - planning permission and listed building consent is required for extensions to listed buildings.

Construction of a garage, within the last year - planning permission is required to construct a garage within the curtilage of a listed building.

Altered and enlarged lean-to extension on west elevation of building to form a porch and accessible ground floor bedroom and bathroom - planning permission and listed building consent is required for extensions and alterations to listed buildings

Construction of a timber shed - planning permission is required to construct a shed within the curtilage of a listed building.

Construction of stone out buildings, approximately 12 years ago - planning permission is required to construct outbuildings within the curtilage of a listed building.

Replacement of some windows with new double-glazed timber windows – listed building consent is required for alterations that affect its character in any manner.

Internal, remove modern gas fires to reveal stone fire places and restore missing stone shelf - listed building consent is required for alterations that affect its character in any manner, although clearly these works were beneficial.

As a first step I'd suggest finding a consultant to undertake the application processes for you and to help you bring together any evidence on how long the works have been in place etc.

Should you wish to discuss this matter further please do not hesitate to contact me.

Yours sincerely

Craig McHugh
Senior Conservation and Design Officer
Conservation and Design



APPENDIX C

HISTORICAL PHOTOS



SE.ELEV

F2T3 N°13



SW.ELEV

F2T3 N°14



NW.ELEV

R73 N° 15



