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PLANNING,
HERITAGE
STATEMENT

SECOND STOREY SIDE EXTENSION OF PROPERTY AND AT
153 WEST END, NETHERTHONG,
HUDDERSFIELD

Job Ref: 2970

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**KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF) –
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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the second-storey side extension to 153 West End, Netherthong.
2. The building falls within the Netherthong Conservation Area, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected"*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons). Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

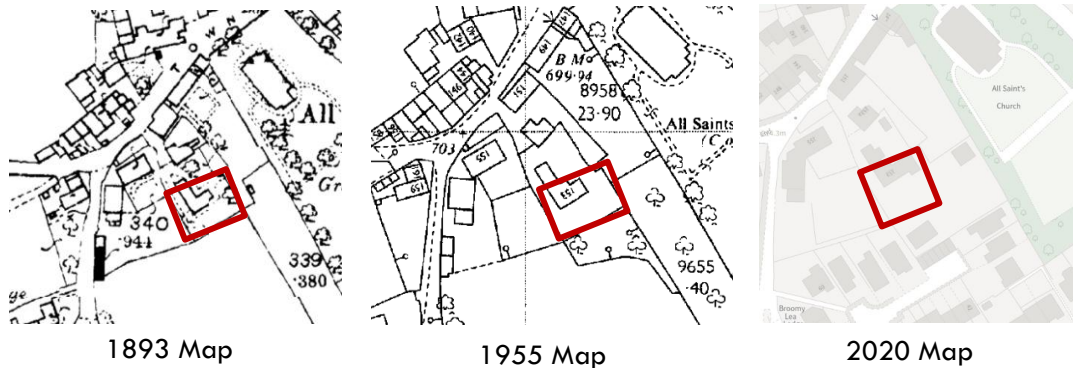
GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to the dwelling 153 West End. The building is of natural stone, with gabled slate roof construction.
5. The timber framed sash windows stone heads, surrounds and cills.
6. The site is located in the village of Netherthong, Huddersfield. It is located on Towngate with a lane leading down beside 151 and 153a, where the dwelling is situated below. [image below from Kirklees Kompass].



Location Map

7. The first map evidence is seen from the 1893 map (image below 1893 Country Series map [Kirklees Kompass]) with the surrounding village area built from a similar time within the 19th Century. The main body of the building appears to have been unchanged from the first historical map until the 21st Century where an extension to the east has been included. Historically, the building was split into two dwellings with the northern-most protrusion forming part of 153a. The surrounding buildings are a mix of varied natural stone, render and gabled slate roof dwellings constructed in the 19th Century.



8. The dwelling sits within the Netherthong Conservation Area. There are several listed buildings with proximity to the site as shown by the map below from Historic England. Those which are in the immediate vicinity are: Croft House, Westfield House, Church of All Saints and 147 Town Gate – all of which are grade II listed.



9. The listing notes for these buildings as produced by Historic England are as follows:

Croft House - 1279333 - *House in row. Early or mid C18 origin with mid-late C19 alterations. Hammer dressed stone. Quoins. Stone slate roof. Two stacks with small cornice. Moulded eaves cornice with stone brackets. Two storeys. South-east elevation: near central doorway with chamfered lintel. To left side is one 3-light double chamfered stone mullioned window to each floor. To right side, ground floor has 2 large single light sash windows with glazing bars. First floor has one 3-light and one 4-light double chamfered stone mullioned window. Modern window to rear.*

Westfield House – 1134799 - *Detached house. Early or mid C18 with C19 and recent alterations. Deeply coursed millstone grit frontage. Rear is rendered. Quoins. Steeply pitched slate roof with gable copings on carved kneelers. Moulded stone brackets. Two gable stacks, one ashlar. Two storeys. Central doorway with shallow arch, recently rebuilt. To right is C19, 3-light stone mullioned window to ground floor with 4-light double chamfered window to first floor. Above doorway is 3-light double chamfered window. To left is recent window to both floors. North-east gable: chamfered window opening, to basement, in light well. Interior: fireplace with stone surround and deep arched lintel.*

Church of All Saints – 1228920 - *Gothic revival Church. 1830 by R D Chantrell. Builders: George and William Heywood. Deeply coursed dressed stone with ashlar dressings. Moulded plinth. Parapet with roll top copings. Pitched slate roof. West elevation: central, deeply recessed, main doorway with crenellated frieze over. Above this is traceried 3-light stained glass window, with hood mould which rises to motif of leaves. To each side is 5-sided buttress. To gable apex is tall open bell cote with flying buttresses, gargoyles and cross finial. Bell and winding gear is intact. Nave of 6-bays with tall slender 2-light windows with traceried heads. Hood moulds have figure head stops. Chancel has 3-light stained glass east window, with tracery. Hood mould rises to carved boss. Interior: chancel arch. Carved wooden rood screen with crocketed pinnacles. Carved pulpit and altar. Later balcony on 4 slender columns. Organ added 1979. Chancel added 1877.*

147 Town Gate – 1134798 - *Dwelling, possibly formerly a barn. Late C18-early C19. Hammer dressed stone. Quoins. Pitched stone slate roof. Three storeys. North-east gable: Ground: entrance with deep lintel. First and second floor each have one 6-light stone mullioned window (2 mullions removed from first floor). North-west elevation: through passage with segmental arch and one later or enlarged window with centre mullion. South-east elevation: above segmental archway is one 2-light stone mullioned window to first and second floors (first floor window has mullion removed). Lean-to extension to south-east has entrance and one 2-light window to ground floor and one 3-light window to first floor.*

10. The property is screened by foliage to the east facing onto the listed church grounds.
11. An existing driveway to the north of the building grants pedestrian and vehicular entry along a narrow lane to where the property begins at an electric gate.
12. The main body of the building consists of a hipped roof with the modern extension consist of a flat parapet roof. The stone of this extension matches

that of the existing building. There is a garage/garden room annex to the south of the property, inherent to the building style of the dwelling.



Recent single storey
extension to main building



Front of dwelling

13. The dwelling has had previous planning applications for erection of the single storey side extension as described above, along with the extension to detached garage to form garden room (Ref: 2021/62/90350/W). A previous application for the erection of a two-storey side extension was withdrawn (Ref: 2021/62/92440/W).
14. The conservation and design comments regarding application ref: 2021/62/92440/W stated, 'The Conservation and Design Team have no objections in principle to the construction of a side extension which is subservient to the main house.'

SECTION 3: PROPOSED DEVELOPMENT

15. This planning application seeks to form a second-storey side extension above the existing single storey extension previously constructed, within a Conservation Area.
16. The design of the extension will be in keeping with the existing building and surrounding heritage assets with natural stone, hipped slate roof construction, and stone surrounds around openings.
17. The ridge line of the proposed extension is reduced from the ridge of the main house, with the south-east elevation inset by 300mm from the principal elevation of the house, creating a subservient solution to the scheme.
18. The recessed building line allows for a terrace to open onto the existing first storey extension, with cast iron railings set behind the parapet.

19. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
20. Paragraph 207 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
21. Paragraph 208 of the NPPF sets out that *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
22. Policy LP24 states *how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*
23. Policy LP 35 states *development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset*. It highlights the importance of retaining elements of the historic environment which contribute to the identity of the Kirklees area with importance towards *having regard to the wider benefits of development*.
24. The Local Plan Policy LP35 goes into further detail to ensure that proposals within the Conservation Areas conserve those elements *which contribute to their significance and accommodate innovative design where this does not prejudice the significance of heritage assets*.
25. The Kirklees Local Plan section 11.4 illustrates how: *'The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'*
26. The supporting text explains in 14.6 that *'Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.'*

SECTION 5: HERITAGE IMPACT

- 27. The dwelling is set a significant distance from the surrounding listed buildings with the visibility of the proposed extension from outside the site boundary extremely limited.
- 28. The proposed extension follows the line of the existing building and matching external materials are proposed, it will not negatively impact the character of the Conservation Area.
- 29. By following subservient design principles, the proposal has a minor impact on the symmetry of the house
- 30. Existing windows and doors to the façade will be designed to match the existing style and retain the architectural interest of the building.
- 31. There are no internal historic features of note in the proposal space to be preserved.
- 32. These actions then enable the Conservation Area to be conserved and preserved in line with Policy LP35.

SECTION 6: CONCLUSION

- 33. The proposal has minimal impact on the internal fabric of the existing building through the removal of existing walls to form openings, and the formation of new partitions.
- 34. The proposal has no visual impact upon the character of the conservation area. The materials match the existing building.
- 35. The development is retained to the south which is largely screened by existing foliage and distanced from listed assets.
- 36. The proposal is subservient to the existing building and follows recommendations from the conservation and design officer in a previous application.
- 37. The design aims to provide additional habitable space for a family home. This will safeguard the future sustainability of the building and improve the aspect within the Conservation Area.



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