

HERITAGE, DESIGN AND ACCESS STATEMENT

Listed Building Consent for the replacement of existing softwood timber windows with double-glazed aluminium casement windows at 12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN

February 2026

1. INTRODUCTION

This Heritage, Design and Access Statement has been prepared by Rapleys LLP, and is submitted in support of a Listed Building Consent application at 12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN.

This application seeks Listed Building Consent for the replacement of all existing windows from soft wood timber to double glazed aluminium casements. All existing windows will be replaced across every elevation of the building

The existing external doors will also be replaced with new hardwood timber doors and frames on the southern and eastern elevations. However, the replacement of these doors was discussed with the Council Conservation Officer in advance of this application submission, and it was confirmed that Listed Building Consent was not required for this element of work.

2. SITE CHARACTERISTICS

The subject site contains a Grade II Listed, two-storey detached building. The property, which currently comprises a single dwelling, originally formed two early to mid-19th-century weavers' cottages arranged in a semi-detached configuration.

The site lies within open countryside and is bounded by greenfield land to the north, east and west. To the south, it fronts Waller Clough Road, beyond which there is further greenfield land. The site is located within the South and West Yorkshire Green Belt.

Access to the site is taken from Waller Clough Road, with an existing driveway and hardstanding area providing off-street parking. The site benefits from proximity to public transport, with the nearest bus stop located approximately 385m to the north-east along Pinfold Lane.

The site is not within a Conservation Area, and there are no Tree Preservation Orders within or adjoining the site.

The site is located within Flood Zone 1, which means there is a low probability of fluvial and tidal flooding. There is also no risk of surface water flooding according to the Environment Agency.

3. PLANNING POLICY CONTEXT

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

In respect of achieving well-designed places, Paragraph 131 states that the creation of high-quality, beautiful, and sustainable buildings and places through good design is a key aspect of sustainable development.

Explaining further, Paragraph 135 ensures that local planning policies and decisions should aim to ensure that developments:

- a. *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- b. *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *Are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Paragraph 213 of the NPPF confirms that any harm to, or loss of, the significance of a designate heritage asset, should require clear and convincing justification.

Paragraph 214 goes on to set out that;

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Paragraph 215 continues to state 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 public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Planning Policy

The Development Plan for Kirklees Metropolitan Borough Council comprises the Kirklees Local Plan Strategy and Policies, and the Kirklees Local Plan Allocations and Designations, both of which were adopted in February 2019. The following policies within the Local Plan Strategy and Policies document are of relevance:

Kirklees Local Plan Strategy and Policies (February 2019)

- **Policy LP1 (Presumption in favour of Sustainable Development)** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- **Policy LP24 (Design)** states that good design should be at the core of all proposals in the district and should be considered at the outset of the development process.
- **Policy LP35 (Historic Environment)** states that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.
- **Policy LP57 (The Extension, Alteration or Replacement of Existing Buildings)** states that proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

4. HERITAGE ASSESSMENT

The site at 12 Waller Clough Road is located west of Golcar on Bolster Moor and lies outside the Golcar Conservation Area. The existing building, now in use as a single dwelling, originally comprised a pair of early to mid-19th-century weavers' cottages constructed in a semi-detached arrangement.

Both cottages are built of hammer-dressed, randomly coursed stone, with rendered gable elevations, stone-slated pitched roofs and coped gables. Window openings feature stone surrounds and mullions, in a range of widths from one to six lights. The East Gable of the property has a stone lean to extension.

The presence of substantial quoin stones at each corner of the western cottage indicates that it was originally constructed as a standalone building, with the eastern cottage added subsequently in a closely matching, though not identical style. Historic settlement affecting the western gable of the earlier structure has resulted in the addition of two prominent angled stone buttresses. The principal entrance to the western cottage is located on the south elevation facing the road, while the eastern cottage was historically accessed via a doorway in the eastern gable, now covered by the lean to extension.

The surrounding topography slopes sharply from west to east, and the buildings respond to this gradient with stepped ground floor levels. Narrow, level garden terraces lie to the rear and east of the property, beyond which the land drops away steeply. The curtilage is enclosed by traditional drystone boundary walls.

The south elevation had been heavily covered in ivy for many years, although this vegetation has recently been removed.

The Listed Building description for '12 and 14, Waller Clough Road' (NHLE 1266580) is reproduced below:

"Early to mid C19 2 cottages. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gables. 2 gable and 1 central stacks. Moulded footstones. 2 storeys. South elevation has: Ground floor; Entrance with stone surrounds and tie-stones. One 5-light stone mullioned window double lintel). One 6-light stone mullioned window (double lintel). First floor; One 6-light stone mullioned window. Two 3-light stone mullioned windows. East gable (rendered) has recent red brick lean-to extension, and one single light window. North elevation has: Ground floor; One 4-light stone mullioned window. One 2-light stone mullioned window. First floor; One 4-light stone mullioned window. One 2-light stone mullioned window."

The proposed development comprises the replacement of windows from soft wood timber to double glazed Alitherm Heritage aluminium casements. The proposed replacement windows have been carefully selected to ensure visual compatibility with the character of the existing Listed Building and its neighbouring properties.

The proposal has been designed with respect to the guidance contained within:

- **Kirklees Local Plan Strategy and Policies (February 2019) Policy LP24 (Design)** – by reinforcing local distinctiveness through scale, materials, and design;
- **Kirklees Local Plan Strategy and Policies (February 2019) Policy LP35 (Historic Environment)** – by preserving enhancing the significance of the heritage asset;
- **Kirklees Local Plan Strategy and Policies (February 2019) Policy LP57 (The Extension, Alteration or Replacement of Existing Buildings)** – by not materially detracting from its Green Belt setting;
- **The National Planning Policy Framework (2024)** – by recognising the significance of heritage assets and ensuring developments make a positive contribution to local character and distinctiveness.

The Alitherm Heritage aluminium casements have been specified as they reflect the existing windows present at the property, whilst delivering excellent thermal efficiency, enhanced security, and low maintenance. The enhanced performance of the windows should improve the long-term health of the dwelling.

In accordance with paragraph 212 of the NPPF (2024), the impact of the proposed extension on the significance of the Listed Building is considered to be neutral.

Given the minor nature and sympathetic material palette of the proposed works, the development is considered to preserve the special interest of the Listed Building. It has been carefully designed to meet the operational needs of the dwelling while respecting and sustaining the historic environment in which it is located.

5. DESIGN AND ACCESS ASSESSMENT

Layout

All existing windows will be replaced across every elevation of the building. The proposed replacement windows have been carefully selected to ensure visual compatibility with the character of the existing Listed Building and its neighbouring properties.

In this regard it is considered that the proposal is entirely consistent with Kirklees Local Plan Strategy and Policies (2019) Policy LP24, LP35 and LP57, and the aspirations set out in the NPPF (2024).

Scale

The proposal will not increase the built footprint of the building.

Appearance

The proposal, including the materials to be used, has been designed to ensure that it is of a high quality and is inkeeping with the existing site character and that of neighbouring properties.

Given the minor nature of the development, the proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the existing built form. The proposed development would not result in a material change to impact the site or the amenities of neighbouring uses.

On this basis, it is considered that the proposal is compliant with Kirklees Local Plan Strategy and Policies (2019) Policy LP24, LP35 and LP57, as well as the overarching principles outlined in the National Design Guide (2019), and in the NPPF (2024).

Access

The existing vehicular access arrangements remain unaffected.

The dwelling is accessible from Waller Clough Road and has a drive-way and hardstanding area for the parking of vehicles.

6. CONCLUSION

This Heritage, Design and Access Statement has been prepared in support of an application for Listed Building Consent at 12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN12. The proposal includes the replacement of all existing windows from soft wood timber to double glazed aluminium casements.

The proposal is considered to be acceptable in heritage and design terms, as it has been designed to respect the character and significance of the Grade II Listed Building, taking account of the site's physical and functional requirements whilst preserving its special architectural and historic interest.

The works are minor in nature and are considered to result in a neutral impact to the significance of the heritage asset. The proposal has been carefully designed to ensure visual compatibility with the existing building and is therefore compliant with national and local heritage policies.

It is therefore considered that the development proposals are acceptable in heritage, design and access terms.