

PLANNING STATEMENT

HERITAGE STATEMENT

**Refurbishment, repair, and enhancement works (including
two replacement porches)**

11 Bolster Moor Road

Golcar

Huddersfield

HD7 4JU

February 2026

Introduction

This Planning Statement and Heritage Statement has been produced to accompany a planning / Listed Building Consent application for essential refurbishment, repair, and enhancement works to 11 Bolster Moor Road, Bolster Moor, Golcar.

Although occupied until recently, the dwelling is now unfit for human habitation due to long-term neglect, water ingress, structural deterioration, and failing building fabric. The proposed works are necessary to secure the building's long-term future, restore its architectural integrity, and provide a safe, healthy dwelling that meets modern standards while respecting the historic and vernacular character of the area.

The proposals include the removal of inappropriate later additions, reinstatement of traditional materials, sensitive extensions, and internal alterations required to make the property habitable.

Site and Heritage Context

The Building and Setting

11 Bolster Moor Road forms part of a traditional stone-built pair of dwellings typical of the upland Pennine vernacular of the Colne Valley. The building is constructed in natural stone with a stone slate roof, timber joinery, and simple linear form. It sits within the historic rural settlement of Bolster Moor, characterised by dispersed farmsteads, stone cottages, and agricultural buildings.

Historic England Listing Status

Nos. **11–13 Bolster Moor Road** are designated as a **Grade II Listed Building** on the National Heritage List for England. The statutory listing entry is:

- **List Entry Name:** 11–13 Bolster Moor Road
- **List Entry Number:** 1231232
- **Heritage Category:** Listed Building

- **Grade:** II
- **Date First Listed:** 11 July 1985
- **Statutory Address:** 11–13 Bolster Moor Road, Bolster Moor, Huddersfield

The listing identifies the building as part of a traditional stone-built terrace typical of the upland Pennine vernacular. The designation confirms the building's national importance as a well-preserved example of rural West Yorkshire architecture. Its significance derives from:

- Coursed natural stone construction
- Stone slate roofing
- Historic cottage form and proportions
- Contribution to the rural settlement pattern
- Group value as part of a listed pair

As a listed building, both external and internal fabric are protected, and all works must preserve or enhance its special architectural and historic interest, as per the requirements of the National Planning Policy Framework 2025 (the NPPF), Policy LP35 of the Kirklees Local Plan, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Existing Condition and Need for Works

The property currently fails to meet the **Homes (Fitness for Human Habitation) Act 2018** due to:

- Severe damp caused by leaking rainwater goods and defective extensions
- Water ingress from shallow-pitched timber/bitumen roofs
- Failing cast iron soil and vent pipe
- Unsafe internal conditions and poor thermal performance
- Cement-based pointing causing moisture retention and stone decay

Without intervention, the building will continue to deteriorate. The proposed works are essential to preserve the building and return it to a habitable condition.

Description of Proposed Works

The application proposes:

- Removal of non-original flat-roof rear porch/utility and replacement with a stone-built extension with stone slate pitched roof
- Removal of dilapidated front porch and replacement with a traditionally detailed stone porch with stone slate roof
- Raising of window opening W17 to accommodate a proper stone slate roof pitch
- Removal of internal wall between kitchen and living area
- Installation of a new central heating system with boiler located in the new rear extension
- Replacement and relocation of the leaking cast iron SVP
- Installation of a conservation rooflight to the rear roof slope
- Full replacement of doors and windows (details to be conditioned)
- Removal of cement pointing and reinstatement with lime mortar
- Conversion of second-floor workshop into an ensuite
- Removal of hardboard cladding to expose original fireplace; potential installation of a DEFRA-approved stove
- Replacement of plastic rainwater goods with timber or cast iron
- Relocation of the service meter box to the new rear extension

Planning Policy Assessment

National Planning Policy Framework (NPPF) 2025

The proposals align with the following NPPF paragraphs:

- **Para 8 & 11 – Sustainable Development**
Supports the reuse and enhancement of an existing building.
- **Para 60–65 – Delivering a Sufficient Supply of Homes**
Ensures an existing dwelling is brought back into safe, functional residential use.
- **Para 130 – Achieving Well-Designed Places**
Requires development to be visually attractive, sympathetic to local character, and to improve the quality of the built environment.
- **Para 152–158 – Climate Change and Energy Efficiency**
Supports upgrading existing buildings to improve energy performance.
- **Para 185 – Residential Amenity and Environmental Conditions**
Ensures healthy living conditions; the works address damp, water ingress, and structural hazards.
- **Para 199–208 – Conserving and Enhancing the Historic Environment**
The proposals preserve and enhance the building's heritage significance by removing inappropriate additions, reinstating traditional materials, and improving long-term conservation.

The scheme results in a **heritage enhancement**, and there is considered to be no harm to the significance of the designated heritage asset.

Kirklees Local Plan Policies

The proposals comply with the following policies:

- **LP1 – Presumption in Favour of Sustainable Development**
- **LP24 – Design**
- **LP35 – Historic Environment**

The development held to be fully compliant with the Local Plan.

Heritage Impact Assessment

Removal of Non-Original Additions

The flat-roofed rear porch and dilapidated front porch detract from the building's character. Their removal and replacement with traditionally detailed stone extensions represent a heritage enhancement.

Replacement Extensions (Porches)

The new porch extensions are modest, subservient, and constructed in matching stone with stone slate roofs. They reinforce the building's vernacular character and improve functionality.

Removal of Internal Wall

The wall to be removed separates the kitchen and living area and appears to be a later, non-weight bearing insertion rather than part of the original building plan.

Removing it:

- Improves the building's usability and circulation.
- Allows better natural light penetration.
- Helps achieve a modern, safe, habitable layout.

- Does not harm the building's historic character because the primary significance lies in the external vernacular form, stone construction, and roofscape, not in the later internal subdivisions.

NPPF paras 199–202 allow internal alterations where they do not harm significance and Kirklees LP35 supports internal changes that preserve the asset's special interest.

The wall's removal does not erode the building's historic plan form, and the resulting open layout improves the building's long-term viable use.

Window and Door Replacement

Existing units are not original and are in poor condition. High-quality timber replacements (details to be conditioned) will enhance appearance and energy performance.

Repositioning / Raising the Window Opening (W17)

The adjustment to window opening W17 is driven by the need to:

- Replace a failing shallow-pitched timber/bitumen roof that is leaking.
- Reinstall a proper stone slate pitched roof that matches the building's vernacular character.
- Ensure the new roof pitch clears the window cill and avoids water ingress.

This is a fabric-first conservation intervention: the window alteration is a consequence of reinstating the correct traditional roof form.

The change is minor and:

- Retains the original window proportions and style.
- Does not alter the principal elevation.
- Is visually recessive and consistent with the building's historic character.

- Removes a non-traditional, harmful roof form and replaces it with a vernacular stone slate roof — a clear heritage enhancement.

NPPF para 202 supports changes that result in “no harm” or “less than substantial harm” where outweighed by heritage benefits. In addition, NPPF para 206 encourages reinstatement of traditional materials and detailing whilst Kirklees policies LP24 and LP35 support alterations that improve design quality and conserve heritage significance.

The repositioning is therefore justified as a necessary and proportionate adjustment to enable the reinstatement of a traditional roof form and to prevent further water damage.

Lime Repointing

Removing cement mortar and reinstating lime mortar is a significant conservation benefit, improving breathability and prolonging stone life.

Rooflight

A single conservation rooflight on the rear slope has negligible visual impact and is appropriate for historic buildings.

Internal Alterations

Internal works do not affect external character or heritage significance. The building has been significantly insensitively modified in the past and the proposed works will return the property to a more original condition.

Overall Heritage Balance

The proposals result in **no harm** to heritage significance. Instead, they deliver clear enhancements, consistent with NPPF paras 199–208 and Local Plan policy LP35.

Design and Materials

Materials have been selected to match or complement the existing building:

- Natural stone walls
- Stone slate roofing
- Timber or cast iron rainwater goods
- Timber windows and doors
- Lime mortar pointing
- Conservation rooflight

The design approach is sensitive, proportionate, and rooted in local vernacular architecture.

Amenity, Safety and Building Condition

The works directly address:

- Damp and mould
- Water ingress
- Structural decay
- Failing drainage
- Lack of heating
- Unsafe internal conditions

The proposals deliver a safe, healthy, and compliant dwelling, meeting modern standards while respecting heritage value.

Conclusion

The proposed works at 11 Bolster Moor Road are essential to secure the long-term future of a Grade II listed traditional stone dwelling that currently fails to meet basic habitation standards. The scheme:

- Enhances the building's heritage significance
- Removes harmful later additions
- Restores traditional materials and detailing
- Improves structural integrity and environmental performance
- Provides a safe, healthy home
- Complies fully with the NPPF and Kirklees Local Plan

The application represents a positive, sensitive, and necessary intervention, capable of approval subject to reasonable and necessary conditions.