

STONEHOUSE & CO

ARCHITECTURAL DESIGN

HERITAGE STATEMENT

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1. Executive Summary

This Heritage and Planning Statement has been prepared to support a householder planning application for the installation of a sliding patio door to the rear elevation of the property at 4A Primrose Lane, Kirkburton, Huddersfield.

The property lies within the Kirkburton Conservation Area, a designated heritage asset.

The proposal involves replacing two existing rear windows with a single sliding patio door finished in cream to match the existing fenestration.

The works are limited to the rear elevation, which is not visible from the principal public viewpoints within the conservation area, and therefore will have no material impact on the character or appearance of the conservation area.

The proposal complies with the heritage protection requirements of:

- the Planning (Listed Buildings and Conservation Areas) Act 1990
- the National Planning Policy Framework
- the Kirklees Local Plan 2019, particularly Policies LP1, LP24 and LP35.

The proposal represents a minor domestic alteration that preserves the character and appearance of the conservation area and should therefore be supported.

2. Site Location and Context

The application property is located at:

4A Primrose Lane
Kirkburton
Huddersfield
HD8 0QY

The site lies within the administrative area of Kirklees Council and within the designated Kirkburton Conservation Area.

The dwelling is a modern residential property constructed in a traditional vernacular style, reflecting the architectural character typical of the wider village. The building incorporates:

- natural stone external walls
- traditional roof form with concrete roof tiles
- traditional window proportions

The property forms part of a courtyard arrangement set back from Primrose Lane, and is not prominently visible within the main village streetscape.

The rear elevation faces a private garden area and sits at a lower level than surrounding fields and land, meaning views of the rear façade from the wider landscape are extremely limited. The photo below shows the property in its context.



Photo showing building viewed from Far Dene (with new doors not visible)



3. Legislative and Policy Framework

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications.

3.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) establishes the Government's policies for conserving the historic environment.

Paragraphs 205–208 set out the framework for assessing proposals affecting designated heritage assets.

The NPPF emphasises that:

- great weight should be given to the conservation of heritage assets
- development proposals that preserve the significance of heritage assets should be supported
- where proposals result in no harm to significance, there is no policy basis for refusal.

3.3 Kirklees Local Plan (2019)

Development proposals within the borough are determined in accordance with the Kirklees Local Plan 2019 unless material considerations indicate otherwise.

The most relevant policies include:

- Policy LP1 – Presumption in Favour of Sustainable Development
- Policy LP1 reflects the NPPF presumption that planning applications which accord with the Local Plan should be approved without delay.
- Policy LP24 – Design

Policy LP24 requires development proposals to demonstrate high-quality design that responds positively to local character and context.

Minor residential alterations are generally supported where they respect the scale, materials and appearance of the existing building.

- Policy LP35 – Historic Environment

Policy LP35 requires development proposals affecting designated heritage assets to preserve or enhance their significance.

Development that avoids harm to the character or appearance of conservation areas will therefore comply with this policy.

4. Description of the Proposed Development

The application proposes a minor alteration to the rear elevation of the dwelling consisting of:

- removal of two existing windows
- installation of a larger sliding patio door
- door frame finished in cream, matching the existing windows

No alterations are proposed to:

- the principal elevation
- the roofline
- the external wall materials
- the building footprint

The proposal therefore represents a modest domestic improvement designed to enhance access and natural light within the property.

5. Assessment of Heritage Impact

5.1 Visibility and Relationship to the Conservation Area

The defining characteristics of the Kirkburton Conservation Area are largely derived from:

- traditional stone buildings
- historic street pattern and village layout
- views along the main streets and public spaces

The proposed works affect only the rear elevation of the property, which is:

- positioned behind a courtyard arrangement
- set back from the main village street
- screened from principal public viewpoints

As a result, the proposed development cannot be readily perceived within the wider conservation area and will not affect the character of the village streetscape.

5.2 Relationship to the Existing Building

The property is a modern dwelling constructed in a traditional style rather than a historic structure.

The introduction of a sliding patio door therefore represents a minor continuation of contemporary domestic adaptations to the rear of the property.

5.3 Design and Materials

The proposal has been carefully designed to minimise visual impact.

Key design considerations include:

- frame colour matching the existing windows (cream)
- retention of the existing stone façade
- no change to roofline or building form

The proposal therefore maintains the visual coherence of the building.

5.4 Landscape and Topographical Context

The rear elevation of the dwelling sits at a lower level than surrounding fields and neighbouring land.

This topography significantly reduces potential visibility of the proposed doors from surrounding viewpoints.

Consequently, the proposal will have no wider landscape or conservation area impact.

5.5 Kirkburton Conservation Area Character Context

Conservation Area Appraisals are used by local authorities to identify the elements that contribute to the special architectural and historic interest of conservation areas and to provide a framework for managing change.

Kirkburton is historically a Pennine village settlement characterised by traditional stone buildings set within a hilly landscape and surrounded by agricultural land. The built form reflects its historic development as a rural settlement associated with textile production and agriculture.

The character of the village is therefore strongly influenced by:

- natural stone construction
- traditional roof forms
- compact historic settlement pattern
- views across surrounding countryside

The proposal does not affect any of these defining characteristics.

The works are confined to the rear elevation of a modern dwelling, positioned within a courtyard setting and screened from public views. The proposal does not alter the historic street pattern, the public-facing architectural character of buildings, or key views within the conservation area.

Furthermore, the development retains sympathetic materials and colour matching the existing windows, ensuring the overall appearance of the building remains consistent with the vernacular character of the wider village.

The proposal is therefore consistent with the objectives of conservation area management, which seek to allow appropriate and sympathetic change while preserving the defining characteristics of the historic environment.

6. Impact on the Street Scene

The proposal will have no impact on the street scene.

The works are located entirely on the rear elevation, which is not visible from Primrose Lane or other public routes within the village.

The main architectural features that contribute to the character of the conservation area—particularly the traditional stone façades facing the street—will remain unchanged.

The proposal therefore preserves the established appearance of the streetscape.

7. NPPF Heritage Impact Test

In accordance with the National Planning Policy Framework, development proposals affecting heritage assets must be assessed in terms of the level of harm they cause to significance.

In this case:

- the proposal affects only a modern building
- the works are limited to the rear elevation
- the development is not visible from key public viewpoints within the village itself or from main roads
- materials and colours match the existing building

The proposal therefore results in no harm to the significance of the Kirkburton Conservation Area.

Under the NPPF, proposals that cause no harm to the significance of a designated heritage asset should normally be approved.

8. Planning Precedent and Typical Decision-Making Context

Across conservation areas within the Kirklees district, minor domestic alterations are commonly permitted where they:

- occur on rear elevations
- are not visible from main conservation area defined vistas
- use sympathetic materials and colours

The current proposal aligns with these principles.

Given the modest scale of the alteration and its concealed location, the development represents the type of minor domestic change that is routinely supported within conservation areas where no heritage harm arises.

9. Planning Balance

The proposal delivers several benefits:

- improved natural light within the dwelling
- improved connection between interior living space and the garden
- enhanced residential amenity

These benefits are achieved without causing harm to the conservation area.

The development therefore complies with:

- the Planning (Listed Buildings and Conservation Areas) Act 1990
- the National Planning Policy Framework
- Policies LP1, LP24 and LP35 of the Kirklees Local Plan 2019.

10. Conclusion

This statement has assessed the impact of the proposed development on the Kirkburton Conservation Area.

The assessment concludes that:

the proposal affects only the rear elevation

- the property is screened from public views within the village and from main roads
- the building itself is modern rather than historic
- materials and colours will match existing windows
- the property sits at a lower level than surrounding land, reducing visibility

The proposal will therefore preserve the character and appearance of the conservation area.

As such, the development satisfies the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with both national and local planning policy.