



**AN APPLICATION FOR LISTED BUILDING CONSENT WITH REGARD TO THE
DEMOLITION OF A REDUNDANT AND STRUCTURALLY UNSOUND BUILDING KNOWN
AS THE “BIKE SHED” IN THE SCHOOL PLAYGROUND, AND THE REINSTATEMENT
OF THE GROUND TO FORM PART OF THE PLAYGROUND. AT SHEPLEY FIRST
SCHOOL, FIRTH STREET, SHEPLEY, HUDDERSFIELD HD8 8DD**

**SUBMITTED ON BEHALF OF
THE GOVERNORS OF SHEPLEY FIRST SCHOOL, FIRTH STREET, SHEPLEY,
HUDDERSFIELD HD8 8DD**

SUPPORTING HERITAGE STATEMENT

MAY 2026

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1 Official List Entry

1. INTRODUCTION

- 1.1 The Governing Board of Shepley First School (“the Applicant”) is submitting an application for Listed Building Consent with regard to the demolition of a redundant and structurally unsound building known as the “Bike Shed” in the school playground, and the reinstatement of the ground to form part of the playground. The location of the Site is shown on Drawing SFS/01.
- 1.2 Shepley First School is a Grade II Listed Building with List Entry Number 1135357 dated 16 May 1984. The listing applies to the structure of the school building and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.
- 1.3 The School was constructed in 1896 and the “Bike Shed” was erected at the same time. The listing therefore applies to the “Bike Shed”. The Official List Entry is presented within Appendix 1.
- 1.4 The School also lies within the Shepley Conservation Area (Local Plan designation CA43).
- 1.5 The “Bike Shed” is a single storey stone structure. The northwest and southeast elevations are open sided with the roof supported on a timber beam with intermediate cast iron columns. A brick spine wall separates the two halves of the building. This includes brick piers, which support four mono pitch timber roof trusses. Local stone slates have been employed as a roof covering. The original purpose of the “Bike Shed” is currently unknown, other than it would not have been used as a bike shed when it was constructed in 1896.
- 1.6 A plan view and elevations are showing on drawings Plan 03-05-2026, Elevation 01 03-05-2026 and Elevation 02 03-05-2026.
- 1.7 The host building is well preserved example of a village board school, which is architecturally and historically significant. The “Bike Shed” however, has limited architectural merit and no apparent historical significance. The building is isolated and detracts from the setting of the listed building.
- 1.8 Unfortunately, the original school plans and drawings are held in the Kirklees Archives which are currently closed and unable to be accessed. However, evidence from Ordnance Survey Maps back to 1908 shows the presence of a building in the same

location as the “Bike Shed”, albeit somewhat larger. Interviews with villagers who attended the School in the 1950s has elicited that boys and girls toilets were attached to the current “Bike Shed” structure at each end. The two toilet structures were removed, possible in the mid-1950s when toilets were constructed inside the main school building.

- 1.9 Figure 1 presents photographs of the “Bike Shed” as it appears now, with Heras fencing around it to prevent children accessing the building. A photograph also shows the visual relationship between the main School building and the “Bike Shed”.
- 1.10 A number of years ago, part of the stone tile roof was stolen and replaced, which meant that the wooden pegs fixing the tiles to the roof structure were replaced. However, in early 2025, one of the tiles slipped. The roof was inspected by Kirklees Building Services, which advised that the wooden pegs which had not been earlier replaced needed all of the remaining pegs replacing. The slipped tile slipped as its peg fixing had failed, and it was likely that other tiles would start to slip in the future.
- 1.11 Due to the possibility of tiles falling off the roof onto the playground, Heras fencing has been placed around the bike shed to prevent access to the immediate area around the structure. The fencing can be seen in the photographs set out within Figure 1 following.
- 1.12 The “Bike Shed” is owned by Kirklees Council, which would have to fund any repairs needed. The Council has estimated the repair costs at £28,644 and as the expenditure has to be considered as capital funding, it has not been given any priority. The Council has therefore not made any budget provision for the repair and has advised that the Heras fencing will have to be left in place for the foreseeable future.
- 1.13 This situation is not acceptable to the School because a large part of the playground is unavailable for use. The School is of the opinion that the existence of the fenced off structure is unacceptable and makes it appear that the school is not in a good state of repair. This may result in fewer parents deciding to send their children to the School, resulting in falling rolls at considerable disadvantage to the School.
- 1.14 Demolition and reinstatement of the ground to form part of the playground can be carried out at a net zero cost due to the value of the walling stone and roof tiles. The School therefore wishes to remove what is an unsightly and unsafe structure, which provides no benefit to the education of the school pupils and detracts from both the setting of the School as a listed building and the Shepley Conservation Area.

Figure 1 Photographs of the Bike Shed (March 2026)



Southwest Elevation



Northeast Elevation



Photograph looking eastward with Bike Shed to the left and the main School building to the right.

- 1.15 The intention would be to create a documented record of the “Bike Shed” with photographs and details from the Kirklees Archives, when they become available. The document can be lodged with the appropriate authority and also held by the School.

2. NATIONAL AND LOCAL POLICIES ON LISTED BUILDINGS AND CONSERVATION AREAS

- 2.1 The National Planning Policy Framework (2025) advises in paragraph 210 that *“In determining applications for works to listed buildings, bearing in mind their significance and the impact of the proposal(s) on that significance, local planning authorities have to 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.”*
- 2.2 Paragraph 212 further advises that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.3 Where the conclusion is that less than substantial harm is caused then this harm should be weighed against the public benefits of the proposal paragraph 215).
- 2.4 The Planning Practice Guidance gives further detail on the process of determining a Listed Building Consent. Listed Building Consent is described as being required when *“Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require LBC, irrespective of whether planning permission is also required. For all grades of listed building, unless the list entry indicates otherwise, the listing status covers the entire building, internal and external, and may cover objects fixed to it, and also curtilage buildings or other structures”:* ([Planning Practice Guidance: Heritage Consent Processes](#), paragraph 044).

The Kirklees Local Plan

2.5 The relevant Local Plan policy is LP35 which deals with the historic environment. It notes the following:

1. *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 of bringing the site back into use.*
3. *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. Consideration should be given to the need to:*
 - a. *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
 - b. *ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.*

3. CONCLUSION

Assessment of Significance

- 3.1 The “Bike Shed” falls within the curtilage of Shepley First School, a Grade II Listed Building and as it was constructed contemporaneously with the main school building in 1896, is also covered by the listing. The listing is described in Appendix 1.
- 3.2 The “Bike Shed” is a single storey stone structure. The northwest and southeast elevations are open sided with the roof supported on a timber beam with intermediate cast iron columns. A brick spine wall separates the two halves of the building. This includes brick piers, which support four mono pitch timber roof trusses. Local stone slates have been employed as a roof covering.

3.3 The “Bike Shed” also lies within the Shepley Conservation Area (CA43) designated in the Kirklees Local Plan.

3.4 The “Bike Shed” is a separate structure set apart from the main school building and arguably makes no contribution to the setting of the listed building. Its original purpose is unknown and it does not now serve any useful purpose.

Heritage Impact Assessment

3.5 The demolition of the “Bike Shed” and the incorporation of the ground it occupies into the school playground is assessed as having less than substantial harm on the Listed Building or on the Conservation Area. In effect, no significant harm would be caused and the removal of a defunct and unsafe structure from within the school grounds would enhance and help preserve the use of the listed building itself.

Justification for the Demolition

3.6 The demolition is necessary as the Bike Shed roof has been declared unsafe by Kirklees Building Services. Until this is resolved, the structure has to remain fenced off with Heras fencing.

3.7 The “Bike Shed” is owned by Kirklees Council, which would have to fund any repairs needed. The Council has estimated the repair costs at £28,644 and as the expenditure has to be considered as capital funding, it has not been given any priority. The Council has therefore not made any budget provision for the repair and has advised that the Heras fencing will have to be left in place for the foreseeable future.

3.8 Demolition and making good of the playground surface can be achieved at zero cost due to the value of the stone exceeding the costs of demolition.

3.9 Although the removal of the “Bike Shed” has been assessed as causing less than substantial harm, the harm has to be weighed against the public benefit. In this case, the public benefit is significant.

3.10 In the absence of a repair, the “Bike Shed” would have to remain prominent in the school playground within a fenced off area of considerable extent. This detracts from the general appearance of the school and the Conservation Area, and suggests a danger to the wellbeing of the School pupils. The existence of the fenced off structure may result in fewer parents deciding to send their children to the School, resulting in falling rolls at considerable disadvantage to the School.

- 3.11 In addition, the incorporation of the ground that the structure stands on into the general playground area would enhance play opportunities and general use of the playground for the benefit of the pupils.
- 3.12 The absence of any finance available from Kirklees Council for repairs to the roof means that there is no viable alternative to demolition.
- 3.13 It is respectfully requested that Listed Building Consent is granted for the demolition of the "Bike Shed".