



Heritage Statement

Project

Single Storey Side Extension to Provide WC Facilities (Retrospective)

Client

Hope and Faith Centre

Site Address

250 Deighton Road, Deighton, Huddersfield, HD2 1JJ

Local Planning Authority

Kirklees Metropolitan Council

Project Number

2408

Drawing References

2408/01 (Existing and Proposed Layouts and Elevations)

Date

July 2026

1.0 Introduction

This Heritage Statement has been prepared by UHD Architectural Services on behalf of the Hope and Faith Centre in support of applications for full planning permission and listed building consent for a single storey side extension providing WC facilities at 250 Deighton Road, Deighton, Huddersfield, HD2 1JJ, a Grade II listed building.

The application is submitted in part retrospectively: the structural frame of the extension has been erected and the external works, including the natural stone facing, are yet to be completed. Section 8(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 expressly provides for listed building consent to be granted for works already executed, and this application seeks consent on that basis together with consent for the completion of the works.

This statement describes the significance of the heritage asset, assesses the impact of the works upon that significance, and sets out the justification for the works in accordance with the National Planning Policy Framework (December 2024) and Policy LP35 of the Kirklees Local Plan. The level of detail is considered proportionate to the importance of the asset and the limited scale of the works, in accordance with paragraph 207 of the NPPF. It should be read alongside the Design and Access Statement and drawing 2408/01.

2.0 The Heritage Asset and its Significance

2.1 Designation

250 Deighton Road is listed at Grade II. The list description reads as follows:

“DEIGHTON ROAD 1. 5113 No 250 SE 1519 17/447 II 2. Mid C19. Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. Rusticated quoins. 2 paired arched sashes on 1st floor, with plain raised surrounds. Ground floor has canted bay with moulded cornice and ashed sashes. Door with oblong fanlight and Tuscan columns with full entablature.”

The two cottages attached to the rear of the main building are also protected by virtue of their attachment to, and position within the curtilage of, the principal listed building. Whilst listing protects the building as a whole, both internally and externally, it is evident from the list description that the special architectural interest of the asset is concentrated in its principal elevation and its external composition as a mid nineteenth century ashlar villa.

2.2 Assessment of Significance

The significance of the asset derives primarily from its architectural interest as a well composed mid nineteenth century detached villa, executed in high quality ashlar with a disciplined classical vocabulary: the moulded eaves cornice, rusticated quoins, paired arched first floor sashes, ground floor canted bay and the Tuscan columned doorcase with full entablature. These elements, all located on or read principally from the front of the building, constitute the defining features of its special interest.

The asset also holds historic interest as an expression of the prosperity of Victorian Huddersfield, and its setting – a spacious plot with mature frontage landscaping on Deighton Road – contributes to the appreciation of the building as a villa standing in its own grounds. The flanking areas of hardstanding used for car parking are of no heritage value and make a neutral contribution to the setting.

3.0 Legislative and Policy Context

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

Chapter 16 of the NPPF (December 2024) sets out national policy for the historic environment. Paragraph 212 requires that great weight be given to the conservation of a designated heritage asset, irrespective of the degree of harm; paragraph 213 requires clear and convincing justification for any harm; and paragraph 215 provides that where a proposal leads to less than substantial harm to significance, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the asset's optimum viable use. The NPPF also recognises the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Policy LP35 of the Kirklees Local Plan seeks to conserve and, where possible, enhance heritage assets and their settings in a manner appropriate to their significance.

4.0 The Works

The works comprise a modest single storey extension to the side of the main building, accommodating WC facilities to serve the community use of the building approved in 2024, as shown on drawing 2408/01. The structural frame has been erected; the extension will be completed externally with a natural stone facing selected to sit sympathetically alongside the ashlar of the host building, with simple, restrained detailing.

No alterations to the principal elevation or to the defining architectural features identified in the list description form part of the works. The historic plan form and internal fabric of the listed building are not materially affected.

4.1 Design Rationale

At the time of the 2024 change of use application it was anticipated that WC accommodation could be provided wholly within the existing building. Detailed consideration has shown this not to be achievable without alterations to the historic plan form and fabric that would themselves be harmful to the significance of the asset. The approved community use cannot operate effectively without adequate sanitary provision.

The design response – a small, subordinate, single storey side addition – deliberately places this necessary accommodation outside the historic building envelope. This is the least intrusive available means of delivering the facilities: it protects the interior of the listed building from intervention, leaves the principal elevation and its defining features untouched, and confines the change to a clearly ancillary structure of limited height and footprint.

5.0 Assessment of Impact

The extension introduces a new built element against the side of the listed building and is therefore a change to the asset and to the way it is experienced. However, the impact on significance is limited for the following reasons:

First, the defining features of the special interest – the ashlar principal elevation, canted bay, Tuscan doorcase and paired arched sashes – are physically unaffected and remain fully legible. The extension is single storey and reads unambiguously as a subordinate, ancillary addition to the substantial two storey villa.

Second, the historic plan form and internal fabric are preserved. Indeed, the extension exists precisely so that the interior need not be altered.

Third, the external treatment – natural stone facing with restrained detailing – ensures the addition is sympathetic to the material character of the host building without imitating or competing with its architectural language.

Fourth, the setting of the asset in this location comprises an area of existing hardstanding of no heritage value; the contribution of the setting to significance at this point is neutral.

Applying the framework of the NPPF, the works are assessed as causing, at most, less than substantial harm to the significance of the designated heritage asset, and at the lower end of that spectrum. It is acknowledged, consistent with paragraph 212 of the NPPF, that great weight must nonetheless be given to the asset's conservation.

6.0 Justification and Public Benefits

In accordance with paragraphs 213 and 215 of the NPPF, the justification for the works and the public benefits weighing in the balance are as follows:

The 2024 permission secured the return of a vacant listed building to a vital and viable community use – the outcome national policy expressly encourages as the means of conserving heritage assets. Adequate WC provision is essential supporting infrastructure for that use; without it, the approved use, and with it the optimum viable use of the asset, cannot be sustained. The extension therefore directly supports the long term conservation of the building by underpinning its viable community use.

The alternative of internal provision would require intervention in the historic plan form and fabric, causing greater harm to significance. The chosen solution is the least harmful means of achieving a necessary end, and the harm arising is clearly and convincingly justified on that basis.

The public benefits – sustaining the viable community use of a designated heritage asset, providing inclusive sanitary facilities for children, adults and staff using an approved community facility, and protecting the historic interior from alteration – are considered decisively to outweigh the limited harm identified.

7.0 Conclusion

The works comprise a modest, subordinate, single storey addition providing facilities essential to the approved community use of this Grade II listed building, designed and sited specifically to avoid intervention in the historic fabric and to leave the defining features of the building's special interest untouched. Any harm to significance is at most less than substantial and at the lower end of that spectrum, and is outweighed by the clear public benefits of sustaining the viable use of the asset.

The works are considered to accord with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and Policy LP35 of the Kirklees Local Plan, and the application is respectfully commended to the Local Planning Authority for its consideration.