

CLIENT:

KDN Property Services

TITLE:

Planning & Heritage Statement

PROJECT:

Proposed 2 storey side extension, raised terrace and external alterations including formation of vehicular access. Loft conversion and external alterations to form 2nd floor.



DATE:

03.08.2026

REF:

373-26-R1 _A

LOCATION:

**Glendene
Towngate
Hepworth
Holmfirth
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the erection of a two storey side extension to form a lower ground floor garage and ground floor extension with raised terrace, loft conversion with associated alterations and the formation of vehicular access at Glendene, Towngate, Hepworth, Holmfirth.

Context

- The site is situated within the curtilage of the Hepworth Conservation Area and therefore Kirklees planning policy guidance on conservations areas has been consulted and designed accordingly.



- The existing site covers 0.057 hectares.
- Access to the proposed site is served directly from Town Gate via foot but benefits from the ownership of a vehicular access served via Butt Lane.
- The site sits within the settlement known as Hepworth, approximately 2.6km to the south-east of Holmfirth Town Centre.
- The site comprises of a 2 storey end terrace dwelling. The adjacent properties are Grade II listed and are traditional 3 storey weavers cottages. The applicants site is not Listed.



- The site is in a predominantly residential area, with terraced properties on either side of Town Gate, Village Hall to the South, large detached properties to the South East and West. Properties located to the West are set higher and are of 3 storeys in appearance.

Amount and Appearance

- The existing property is constructed of natural stone and stone roof slates, traditional Timber sash windows and black PVCu rainwater goods.
- Glendene is not Listed but the attached properties (No. 34 & 35) are Grade II Listed. Glendene is located in the Hepworth Conservation Area and is located just out of the centre of the village.
- The immediate neighbouring properties are 3 storeys in appearance, built from the same materials and retain Listed Status.
- The proposals seek to erect a lower ground floor garage to suit the existing topography and a ground floor side extension and terrace to provide additional living accommodation. At the upper level of the existing property a loft conversion is proposed to provide a second floor of extended living accommodation. The proposed side extension to the dwelling is set back from the principle elevation by approximately 1275mm and this allows the new extension to remain subservient to the existing dwelling.
- The proposals follow the existing architectural style of the development and incorporate matching materials to the host dwelling. A flat roof with glazed lantern is proposed to the new side extension, this allows more of the existing building fabric to remain visible and does not obscure any of the original window openings to the existing gable preserving the existing aesthetic, whereas a pitched roof would significantly increase the height and scale of the extension. The proposed flat roof, in conjunction with the terrace at ground floor level allow the extensions to naturally cascade down to suit the existing topography whilst remaining subservient to the host dwelling and the Listed Buildings adjacent.
The proposed loft conversion will have a minimal impact on the existing building with minor alterations to the existing window openings to allow for the installation of a new second floor structure and will still appear 2 storeys. The gable end sees the introduction of 1 new window in a size and style that matching the existing fenestration.
The formation of the vehicular access and off street parking will be a significant benefit to the existing dwelling and will help alleviate parking on Town Gate. The existing parking arrangements are constrained and the village of Hepworth, in general, suffers from unrestricted parking and is extremely difficult to navigate at certain periods of the day. The proposals will reduce the on street parking situation and will be a significant benefit to the immediate and wider area of Hepworth. The existing access road proposed to serve the dwelling is already in vehicular use and serves 'Spring Brow' a detached property located to the South East of the site.



- The access lane, served from Butt Lane is existing and given the nature of the lane having unrestricted visibility from the proposed entrance to Glendene and Butt Lane will allow for any incoming/outgoing vehicle to see each other in good time and wait to enter or those exiting can pull back into the entrance to Glendene to allow passing traffic.

POLICY LP35: 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.

the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:"

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

- The material palette used for the proposal has been selected to match that of the existing, neighbouring properties and the conservation area as a whole and therefore complies with policy LP24 of the Kirklees UDP.
- In conclusion, the proposal will not be detrimental to the conservation area or the adjacent Listed Buildings and will enhance some aspects of the current site which are under-utilised. The scheme will provide an attractive addition to the conservation area without detracting from the surrounding street scene.

Heritage Impact Assessment

This section forms the requisite Heritage Assessment as required by national and local policy. In undertaking this assessment, we have had regard to the NPPF (2019); and the relevant policies of the Kirklees Local Plan Strategy and Policies DPD [2019].

Significance of Heritage Assets The heritage assets to be considered in this assessment are those identified in the Appendices to this report as:

- Hepworth Conservation Area;
- 34 & 35 Town Gate [Grade II];

The NPPF defines significance as: "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance".



Hepworth Conservation Area

There is no conservation area appraisal for Hepworth Conservation Area. However, Appendix 1 of the of the previous Kirklees Unitary Development Plan provided character assessments for the conservation areas in Kirklees. For Hepworth it characterised the area as comprising:

“Mainly eighteenth and nineteenth century upland village of linear form with weavers cottages and farm groups in small folds of development. Tightly knit and stone built impressive glimpses of countryside beyond.”

The Hepworth conservation area has a distinctive character resulting from a combination of many excellent examples of domestic West Yorkshire (and more specifically Holme Valley) vernacular buildings, and their disposition and relationship.

The heart of the old village is centred on Main Gate. The village is set on a hillside with good long-distance views from the north-east. These views can clearly show the tight knit nature of the conservation area and the narrow road system with gradients to be negotiated, which is an integral part of the old village character.

The significance of the area therefore relates to the type of building found within it and the orientation of these buildings on a range of plots arranged along historic lines of access.

34 Town Gate (Grade II)

The statutory listing for this building is as follows;

“Formerly handed pair of houses, now one dwelling. Late C18. Hammer dressed stone. Quoins. Stone slate roof. Gable copings on carved kneelers. Three storeys. Two central doors with 3-light window to left. Altered to right. Two 3-light windows to first floor with mullions removed from right. Two 6-light windows to second floor with several blocked lights. Rear elevation: two 2-light windows to first floor. One 4-light window to second floor. Small extension to west gable.”

It should be noted, no. 35 is not shown as Listed on Historic England’s register. However, is it stated as Listed on Kirklees’ register (HO 14/337). It is assumed No. 35 is curtilage Listed only.

The significance therefore relates to the architectural design of the buildings, including materials used and the historic occupation of the buildings by craftsmen relevant to the historic evolution of the area.



Conclusion

The proposals will not adversely impact the Conservation Area or the Adjacent Listed Building. The existing site slopes away and the proposed extensions follow this line of existing topography which maintains the stepped appearance typical within the Hepworth Conservation Area.

The existing window openings in terms of size and scale are somewhat out of character with the existing properties in the conservation area which are predominantly 2 or 3 light windows with stone mullions to much smaller narrower scale. The alterations proposed will lessen this contrast.

The proposed flat roof, whilst typically not common in Conservation Areas, will allow for the side extension to have minimal visual impact on the existing dwelling, retaining more of the original building fabric to be visible and reduce the overall scale and mass of the proposed extension. The proposed loft conversion will see the incorporation of rooflights and solar panels and these are already prevalent (the Listed Building No. 35 retains rooflights) within the Conservation Area and the adjacent Listed Building.

The proposed vehicular access and parking arrangements will help alleviate the existing problematic parking situation along Town Gate and will provide welcomed off-street parking for the occupiers thus improving highway safety.

The proposals align with Local and National Planning Policy and we trust the application can be supported by the delegated Planning Officer.

Agent Request

Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.