HERITAGE STATEMENT

3 Dearnfield, Upper Cumberworth
Huddersfield, HD8 8NX

Proposed Side Extensions & Internal Alterations

Client	Jack Toulson
Project number	2605
Site	3 Dearnfield, Upper Cumberworth, Huddersfield, HD8 8NX
Proposal	Two-storey side extension and first-floor side extension, with associated internal and external alterations
Planning authority	Kirklees Council
Statement date	26 August 2026

Prepared as a proportionate heritage assessment to accompany the householder planning application.

1. Executive Summary

Conclusion: The proposal is assessed as having no adverse effect on the significance of the Upper Cumberworth Conservation Area or the nearby listed buildings identified within its historic core.

The application site forms part of the modern residential development along Dearnfield. Kirklees Council's Upper Cumberworth Conservation Area Appraisal expressly identifies the houses along Dearnfield and Hollybank Avenue as excluded from the conservation area because their materials and modern design differ from the predominantly stone-built historic core.

The revised planning drawings show a two-storey side extension and a first-floor side extension over the existing garage side, together with associated internal alterations. The proposed elevations specify render and brickwork to match the existing dwelling, an oak-framed porch, photovoltaic roof tiles to all south-facing roof elevations and obscure glazing to the identified windows. The planning set also includes a dedicated existing and proposed roof plan confirming the revised pitched-roof arrangement.

The proposed development would remain entirely within the established residential curtilage. It would not remove historic fabric, encroach into the designated conservation area or alter any listed structure. Its visibility would continue to be understood as part of the modern Dearnfield residential group rather than part of the historic village core.

Heritage finding: No heritage harm is identified. This conclusion relates specifically to heritage significance and setting; the separate planning assessment of general design, scale, massing and neighbouring amenity remains a matter for the local planning authority.

2. Introduction and Scope

This Heritage Statement has been prepared in support of proposed alterations at 3 Dearnfield, Upper Cumberworth. Its purpose is to identify the heritage assets that could potentially be affected, describe their significance in a proportionate manner and assess whether the submitted proposal would affect that significance, including through changes within setting.

The assessment has been updated against the National Planning Policy Framework published on 17 August 2026. The relevant national decision-making policies are HE4 (Securing the conservation of heritage assets), HE5 (Assessing effects on heritage assets), HE6 (Proposals affecting designated heritage assets) and HE9 (Conservation areas).

2.1 Documents reviewed

- Drawing JCK-2605-PLN-A-01, Revision A (Planning) - Existing & Proposed Site Block Plans, dated 18/08/26.
- Drawing JCK-2605-PLN-A-02, Revision A (Planning) - Existing Floor Plans & Elevations, dated 18/08/26.
- Drawing JCK-2605-PLN-A-03, Revision A (Planning) - Proposed Floor Plans & Elevations, dated 18/08/26.
- Drawing JCK-2605-PLN-A-04, Revision A (Planning) - Existing & Proposed Roof Plans, dated 18/08/26.
- Kirklees Council, Upper Cumberworth Conservation Area Appraisal.
- Kirklees Local Plan (2019), including Policies LP24 and LP35.
- Kirklees House Extensions and Alterations Supplementary Planning Document (2021).
- National Planning Policy Framework, August 2026.

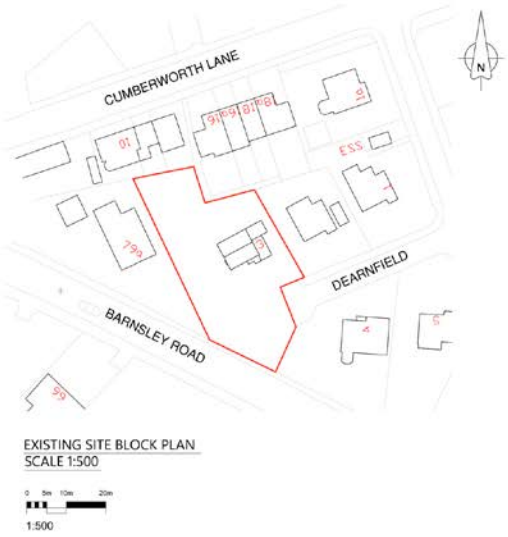
3. Site and Proposed Development

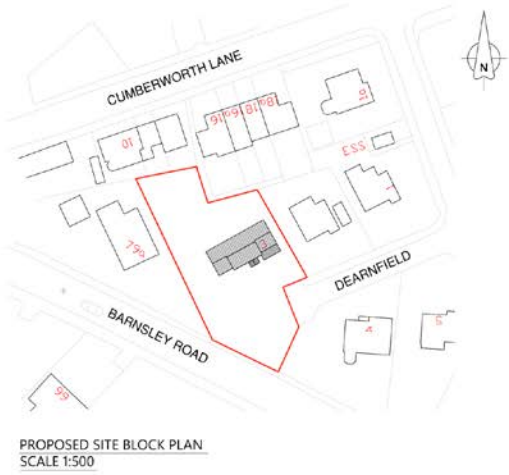
3.1 Site context

3 Dearnfield is an existing two-storey dwelling within an established residential area to the south-west of the historic core of Upper Cumberworth. The submitted site block plan shows the property within the Dearnfield group, between Barnsley Road and Cumberworth Lane. The site is therefore experienced primarily as part of a later suburban residential enclave.

This distinction is explicitly recognised in the Upper Cumberworth Conservation Area Appraisal. Under section 5.4 "Excluded Areas", the Council identifies the houses along Hollybank Avenue and Dearnfield as being of different materials and more modern design than the predominantly stone-built conservation area, and confirms that they were omitted from the designation.

Existing & Proposed Site Block Plans below are not to scale.





3.2 Existing dwelling

The existing drawings show a two-storey dwelling with a pitched roof, attached garage to the side, utility accommodation and a front porch. The house is of modern domestic character and does not itself constitute a designated heritage asset.

3.3 Proposed works

The proposal shown on the planning drawings comprises a two-storey side extension and a first-floor side extension, together with associated internal alterations. The first-floor plan extends the accommodation to both sides of the existing first floor, while the ground-floor extension provides additional living accommodation on the opposite side to the garage. The proposed first floor provides additional bedroom accommodation, including an en-suite, walk-in wardrobe, study and wardrobe areas.

- External render to match the existing dwelling.
- Brickwork to match the existing dwelling.
- Oak-framed front porch to specialist manufacturer's details.
- Photovoltaic roof tiles to all south-facing roof elevations.

- Pitched-roof arrangement to the enlarged dwelling as shown on Planning drawing JCK-2605-PLN-A-04.
- New windows and doors arranged in a contemporary domestic pattern compatible with the altered dwelling, with obscure glazing identified to relative windows.

The proposed elevations and roof plan retain a pitched domestic roof form. The principal central roof section remains slightly higher than the adjoining side-extension roof elements, creating a modest roof hierarchy and helping the original central part of the dwelling remain legible within the enlarged composition.

4. Heritage Assets and Significance

4.1 Upper Cumberworth Conservation Area

The Upper Cumberworth Conservation Area is centred on the historic village core around Cumberworth Lane, St Nicholas' Church, the school, Balk Lane and Rectory Farm Lane. The appraisal describes a compact historic settlement characterised by local stone buildings, stone-slate roofs, historic farmstead groups, dry-stone walls, mature vegetation and a rural setting.

Its significance is principally derived from:

- architectural interest associated with vernacular stone buildings, traditional roof forms and local detailing;
- historic interest associated with the church, school, farmsteads, former turnpike route and long-established village development;
- townscape value arising from the compact relationship between buildings, lanes, boundary walls, churchyard and open spaces;
- landscape and setting value, including views towards the church tower and outward views to the wider rural landscape; and
- group value created by the listed buildings and positive unlisted buildings within the historic core.

The conservation area's significance does not depend upon the architectural character of Dearnfield. On the contrary, the Council's appraisal expressly identifies Dearnfield as modern development of a different character which was excluded from the designation.

4.2 Listed buildings and structures

The conservation-area appraisal identifies six Grade II listed structures within the historic core: Cumberworth C of E First School; the Church of St Nicholas; the village stocks; the cross base near the church; 31 Cumberworth Lane; and the historic laithe house at 2 Balk Lane.

Their significance arises from their age, historic fabric, architectural form, craftsmanship, historical associations and group relationship with the historic village. No listed building lies within the application site and no listed fabric would be altered by the proposed works.

4.3 Archaeological interest

The proposal concerns extensions to an already developed domestic plot. No specific archaeological asset has been identified within the application site through the sources reviewed for this proportionate householder assessment. The works are therefore not anticipated to affect archaeological significance.

5. Planning Policy Context

5.1 National Planning Policy Framework - August 2026

The August 2026 NPPF confirms that heritage assets should be conserved in a manner appropriate to their significance. Policy HE5 requires development proposals affecting heritage assets to be accompanied

by an assessment of significance and potential effects, including effects through setting, at a level proportionate to the asset and the proposal.

Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets. Policy HE9 requires proposals within or affecting the significance of conservation areas to retain and conserve features that make a positive contribution and to consider the area's special architectural or historic interest in the design of development.

5.2 Kirklees Local Plan

Kirklees Local Plan Policy LP35 seeks to retain those elements of the historic environment which contribute to the distinct identity of Kirklees and to ensure that designated and non-designated heritage assets are conserved in a manner proportionate to their significance. Policy LP24 requires good design which responds appropriately to local character, scale, materials and the relationship with surrounding development.

5.3 House Extensions and Alterations SPD

The House Extensions and Alterations SPD is a material consideration for the design of householder extensions. Its principles seek extensions that respond to the form and character of the host dwelling and surrounding area, use appropriate materials and avoid forms of development that appear excessively dominant or visually discordant.

6. Assessment of Heritage Impact

6.1 Physical effects

There would be no direct physical effect on the Upper Cumberworth Conservation Area, any listed building or any other identified heritage asset. All works would take place within the curtilage of an existing modern dwelling outside the designated area.

6.2 Effect on the conservation area's setting

Dearnfield forms part of the wider setting of the historic village but is expressly distinguished from the designated area by the adopted appraisal. The proposal would not change this fundamental relationship. The site would remain a residential property within a modern suburban group outside the conservation area.

The extensions would increase the width and mass of the host dwelling, but the change would be contained within the existing domestic plot. The use of matching render and brickwork, pitched roof forms and the stepped roof hierarchy shown on the revised planning elevations and roof plan would help the altered building remain visually coherent within Dearnfield rather than compete with the historic stone-built core.

6.3 Views and experience of the historic core

The appraisal identifies important views along Cumberworth Lane towards the church, school and historic buildings, panoramic views from the northern edge towards the valley, and longer views in which the clustered historic roofscape and church tower are appreciated. The proposed development is not positioned within those identified principal view corridors.

Where the altered dwelling may be visible in wider views, it would continue to be experienced as part of the modern Dearnfield development. It would not obscure the church tower, sever a historic visual relationship or prevent appreciation of the conservation area's special architectural and historic interest.

6.4 Effect on listed-building settings

The works would not alter the immediate surroundings, approach or historic fabric of any listed building. On the evidence reviewed, the proposal would not affect a view or spatial relationship that contributes materially to the significance of the listed structures within the conservation area. The effect on their significance is therefore assessed as neutral.

6.5 Materials and sustainability measures

Matching external wall materials would limit the visual prominence of the new work within the modern residential setting. The proposed photovoltaic roof tiles are shown on all south-facing roof elevations, while the roof plan confirms that the extensions are integrated into a predominantly pitched-roof composition. Although the photovoltaic tiles are contemporary, they would be integrated into the roof plane of the modern dwelling outside the conservation area and would not alter historic fabric. In heritage terms their effect is assessed as neutral.

7. Conclusion

The proposal would preserve the significance of the Upper Cumberworth Conservation Area and the nearby listed buildings identified within the historic core.

The application site is outside the conservation area and forms part of the modern Dearnfield residential group which the Council's own appraisal deliberately excluded from the designation because of its different materials and modern design. The proposed side extensions would remain within the existing domestic curtilage, would not affect historic fabric and would not intrude into an identified key heritage view.

The revised planning design uses matching wall materials and a pitched roof composition which retains a modest hierarchy with the existing central roof form. The separate roof plan confirms the overall roof arrangement across the enlarged dwelling. Accordingly, the development would continue to be understood as part of the modern residential setting rather than as a competing element within the historic stone-built village core.

Heritage impact: No adverse effect on heritage significance is identified.

The proposal is therefore considered consistent, in heritage terms, with Kirklees Local Plan Policy LP35 and the relevant national decision-making policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework (August 2026).

8. References

[1] Kirklees Council, Upper Cumberworth Conservation Area Appraisal, including sections 4, 5.4, 6 and Appendix 1.

[2] Kirklees Council, Kirklees Local Plan: Strategy and Policies (adopted February 2019), including Policies LP24 and LP35.

[3] Kirklees Council, House Extensions and Alterations Supplementary Planning Document (adopted June 2021).

[4] Ministry of Housing, Communities and Local Government, National Planning Policy Framework, August 2026, particularly policies HE4, HE5, HE6 and HE9.

[5] Submitted drawings for Project 2605 listed in section 2.1 of this statement.