H P D

Heritage Planning Design Ltd

Heritage Design & Access Statement

Partial removal of internal masonry wall, structural works, and replacement with stud wall; reconfiguration of bathroom stud walls; minor relocation of boiler; insulation between rafters of rear outshut; and injected damp-proof course to front elevation

5 Upper Hagg, Thongsbridge, Holmfirth, HD9 6NJ

CLIENT	Ms K. Porter
DATE	November 2026
REVISION	0
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1.0 INTRODUCTION & BACKGROUND

This statement has been prepared on behalf of Ms K. Porter (the Applicant), in support of an application for internal works and an injected damp-proof course (DPC) at 5 Upper Hagg. The property is one half of a Grade II listed building (entry no. 1279248), the other half, 4 Upper Hagg, being attached to the north-east.

The main purpose of this statement is to identify and assess the significance of the heritage assets affected and consider the effect of the proposal on their significance, in accordance with the *National Planning Policy Framework* (2026) (NPPF). It also seeks to fulfil the requirement for the application to be accompanied by a Design and Access Statement.

This statement should be read alongside the architectural plans and drawings, also by Heritage Planning Design Ltd (HPD), and the calculations by Andrew Callaghan Structural Engineering Services.

Site Location & Description

5 Upper Hagg is centred at grid reference SE 14601 10615 on the north-western side of an unadopted cul-de-sac, to the south-west of Upper Hagg Road. It is one of a linear group of around 10 dwellings and faces south-west over grazing land, towards woodland and the River Holme.

The Applicant's property extends to approximately 100m², including a walled front garden and a terraced rear garden. The building is described below in section 2 and photographs are included at Appendix 1.

The Proposal

The works for which consent is sought have already been completed. These are illustrated by drawing no. 0591 01 and described as follows:

> *"1. Internal masonry wall removed at first-floor level. Existing king post truss supported by a new blockwork pier. Wall plate supported by new steelwork. Stud wall constructed to maintain separation between Bedrooms 1 and 2. Stud wall and steelwork faced with plasterboard and gypsum skim. Refer also to the calculations by Andrew Callaghan Structural Engineering Services.*
>
> *2. Bathroom stud wall removed, relocated and faced with plasterboard and gypsum skim to match as existed prior to the works.*
>
> *3. New boiler installed and relocated by approximately 0.5m, with associated pipework adapted. Ventilation of the flue maintained through the roof, as existed prior to the works.*
>
> *4. 50mm PIR insulation board fitted between 3 x 2-inch rafters within the 19th century rear outshut, with an air gap of approximately 25mm maintained.*
>
> *5. Damp-proof course (DPC) injected into the stonework at low level on the front elevation".*

Background

The above works were completed between 2001 and 2018, the Applicant having been unaware of the need for listed building consent (LBC). Indeed, except for the removed masonry wall and associated structural works, it is arguable that the works do not require LBC. Nevertheless, this is not clear-cut, and they are included for completeness and the avoidance of doubt.

The internal masonry wall was removed in 2018, prompted by the failure of a roof rafter within Bedroom 2, which damaged and disturbed the wall. The Applicant's builder found that the wall was constructed from rubble that was poorly consolidated and crumbling. The Applicant accepted the builder's recommendation to remove rather than repair or rebuild the wall. Associated with this alteration is the reconfiguration of bathroom stud walls and the minor relocation of the boiler. Failure of the rafter also

required re-slating of the rear outshut, and at this time 50mm of PIR insulation board was fitted between rafters.

The DPC was injected in 2001 shortly after the Applicant purchased the property, to accord with a condition imposed by a mortgage provider.

The Applicant is currently in the process of selling the property and it is vacant. It is important that the application is processed without undue delay to facilitate a sale and reoccupation.

Methods of Research & Investigation

The following were undertaken in preparing this statement:

- A site visit by HPD on 12 October 2026
- A search of the National Heritage List for England and the Historic Environment Record (HER) via the Heritage Gateway and a review of entries for nearby listed buildings
- Historic Ordnance Survey (OS) map regression
- A review of planning policies set out in *Kirklees Local Plan Strategy and Policies* (adopted 2019) and the NPPF

2.0 IDENTIFICATION OF HERITAGE ASSETS & THEIR INTEREST

Identification of Heritage Assets

4-5 Upper Hagg is a Grade II listed building. The only other designated heritage asset in the immediate vicinity is 6 Upper Hagg, which is attached to the south-west elevation and also Grade II listed (entry no. 1313635).

Scope of Report

NPPF policy HE5(1) explains that the level of detail included in an assessment of significance should be "proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance". It is therefore necessary to undertake a screening process to identify heritage assets that might be materially affected and thus require further individual consideration.

As the proposal is for internal works along with a discreet injected DPC, it will only impact 4-5 Upper Hagg. There is no scope for the setting of 6 Upper Hagg to be materially impacted.

Description & Development

4-5 Upper Hagg was Grade II listed in 1983 (list entry no. 1279248). Its list description is as follows:

> *"GVII*
>
> *Part of terrace. Early C18. Deeply coursed millstone grit. Quoins. Plinth. Stone slate roof (No 4 bitumen covered). Central ashlar stack with cap and tabling, and with later hammer dressed stone extension. Two storeys. Possibly formerly one dwelling. South-east elevation: entrance to No 5 with very deep lintel. Later entrance to No 4. Two 3-light double chamfered stone mullioned windows. First floor has two 3-light double chamfered stone mullioned windows. Windows to No 4 each have one mullion removed. North-west elevation: later lean-to extension with catslide roof".*

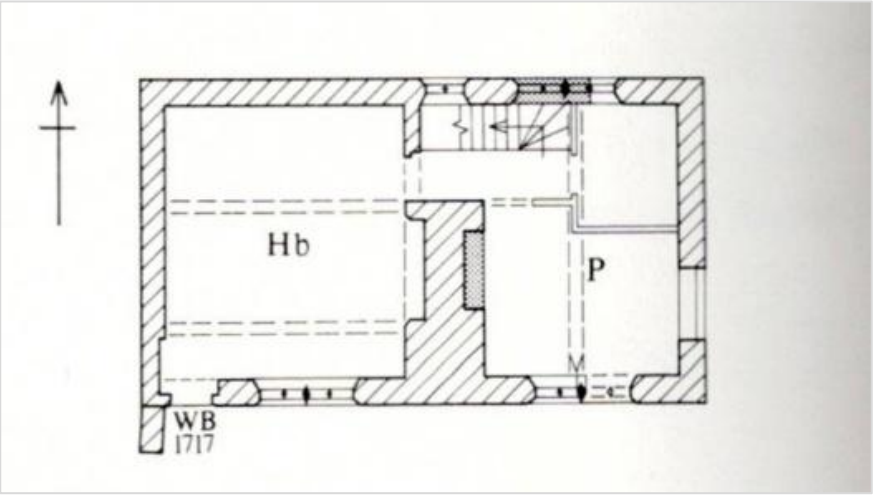
Photographs are provided at Appendix 1. It is noted that whilst the ground floor windows to the principal south-east elevation are double chamfered (i.e. chamfered lights recessed behind a chamfered reveal), the first floor windows to the principal south-east are not double chamfered.

It is likely the building was constructed in the early 18th century as a two-storey, two-cell, direct-end entry house, probably for a farmer. The existing door to no. 5 would have provided direct entry to a house body, with the second cell within no. 4 accommodating a parlour, stair, and possibly a small service room. Examples of similar houses and plans described by *Rural Houses of West Yorkshire 1400-1830* (RCHME, 1986) include Gildersber Cottage, Addingham (Grade II, list entry no. 1283253) (Figure 1).

6 Upper Hagg (Grade II listed) was added to the south-west elevation of no. 5, probably in the late 18th century, and 2-3 Upper Hagg (unlisted) added to the north-east elevation of no. 4, probably in the early 19th century. Due to its simplicity and a lack of OS map clarity, the rear outshut with catslide roof is difficult to date but it is likely to date from the mid to late 19th century with some vertical masonry joints indicating phased development. The thickness of the original rear wall, which now separates the living room from the kitchen, along with natural land levels, indicates that it was likely constructed as a retaining structure.

The date of sub-division to create two houses is unknown but perhaps coincides with the construction of a larger neighbouring house for the farmer and a desire to create additional smaller dwellings for workers.

Figure 1: Gildersber Cottage, extract from *Rural Houses of West Yorkshire 1400-1830*



The Interest of the Building

The building is Grade II listed and therefore identified by the Government as being of "special interest" in a national context. Planning Practice Guidance (PPG) (Reference ID: 14-032-20140306) states that:

> *"Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:*
>
> *(a) the special architectural or historic importance of the building;*
>
> *(b) the particular physical features of the building that justify its designation as a listed building; and*
>
> *(c) the building's setting".*

It is therefore necessary to consider the building's special interest and significance specifically in the context of designation. The list description is short and lacks the detail provided by more recent descriptions, including reasons for designation. Below, the building is considered in the context of *Principles of Selection for Listing Buildings* (2025) and its significance is discussed under the following headings:

- Age and rarity
- Aesthetic merit
- Group value
- Setting
- Historic interest

Age & Rarity

Paragraph 18 of *Principles of Selection for Listing Buildings* states:

> *"Age and rarity: the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:*
>
> - *before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest*
> - *from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary*
> - *from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary*

- *careful selection is required for buildings from the period after 1945, another watershed for architecture".*

The building is dated as early 18th century by its list description, with a later outshut extension to the rear. This date is consistent with the building's architecture and comparable buildings that include date stones. It is therefore believed to be a sound estimate and the building falls within the range of 1700 to 1850.

The building does not appear to have been internally inspected at the time of listing and no. 5 is understood to have undergone extensive 'modernisation' in the 20th century, prior to the Applicant's ownership. However, no. 5 retains some features of obvious interest, including a large fireplace that is thought to have served the former house body, beams within the former house body, and a king post truss in the bedroom over the house body (photographs at Appendix 1).

The early date of the building, along with the retention of historic fabric and some features, strongly contributes to its significance.

Aesthetic Merit

Principles of Selection for Listing Buildings advises:

> *"the appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality".*

The building is constructed in a rugged vernacular style that is regionally distinctive. Despite being a small and simple building, the use of high-quality materials, vernacular detailing, ratio of solid to void, and balanced fenestration create a principal elevation that is aesthetically pleasing.

The rear elevation of the outshut lacks the same age and level of refinement and makes a limited contribution to significance.

Group Value

The inclusion of GVII in the list description confirms that the building was specifically listed for its group value, a phrase defined by *Principles of Selection for Listing Buildings* as:

> *"The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates".*

The other listed building within the group is 6 Upper Hagg. There may also have once been functional links with other historic buildings in the wider area, for example, Hagg Leys (Grade II, list entry no. 1134763), Hagg House (Grade II, list entry no. 1134861), and New Hagg Farm (Grade II, list entry no. 1134840).

Setting

The NPPF glossary provides the following definition:

> *"Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".*

There is some overlap between group value and setting and it is certainly the case that neighbouring historic buildings make a positive contribution to the building's significance and its appreciation. In addition, the building's rural surroundings have a positive impact upon appreciation.

Historic Interest

Principles of Selection for Listing Buildings advises:

> *"To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".*

Under the terms of the statutory listing criteria, the building is not believed to be of special historic interest.

Summary

The building's special interest and significance are principally attributable to its age, the external architectural quality of its principal elevation, and group value. Internally no. 5 has been extensively modernised but retains a few notable features that contribute to its significance.

3.0 ASSESSMENT

Legislation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990) requires that when determining applications for LBC, decision-makers shall:

> *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

National Planning Policy

National planning policy for the historic environment is set out in the NPPF at chapter 20. The most relevant policies therein include policies HE4 (Securing the conservation of heritage assets), HE5 (Assessing effects on heritage assets), and HE6 (Proposals affecting designated heritage assets).

Local Planning Policy

There is no statutory requirement to have regard to the development plan in determining applications for LBC. Notwithstanding this, the Local Planning Authority (LPA) may consider that *Kirklees Local Plan* (adopted 2019) policy LP35 (Historic environment) is of some relevance.

Assessment

The works proposed are set out in Table 1 below, which references further supporting information and provides comment/justification, where considered necessary.

Further information and clarifications are available on request and the opportunity to meet to discuss the proposals with a Conservation Officer would be welcomed.

As noted above, the works have already been completed. They have not been informed by any specific design principles or concepts but by the Applicant seeking to make pragmatic decisions that they believed to be in the best interests of their home and to improve energy efficiency. They sincerely regret and apologise for the unknowing errors made.

Access is unaffected by the proposal.

Table 1: Proposed works

Work	Further Supporting Information	Comment/Justification
1. Internal masonry wall removed at first-floor level. Existing king post truss supported by a new blockwork pier. Wall plate supported by new steelwork. Stud wall constructed to maintain separation between Bedrooms 1 and 2. Stud wall and steelwork faced with plasterboard and gypsum skim. Refer also to the calculations by Andrew Callaghan Structural Engineering Services.	Drawing no. 0591 01, calculations by Andrew Callaghan Structural Engineering Services, and photos 6 and 7.	As explained above, the internal masonry wall was removed at first-floor level in 2018, prompted by the failure of an outshut roof rafter that damaged and disturbed the wall. The Applicant reports that the wall was constructed from rubble, which was poorly consolidated and crumbling, and that it did not include any features, such as former window openings. The construction of the wall, its thickness, and the absence of windows are consistent with its original function as a retaining structure. Even if the wall were partly above external ground level, given the single-cell depth of the building there would have been no requirement for north-west facing windows. Partial removal of the wall has resulted in a loss of plain historic fabric. Nevertheless, the former layout of the building remains clearly legible due to the retained king post truss, wall plate, and corresponding ground floor wall, along with a new structural pier and steelwork. The building's significance is principally attributable to its age, the external architectural quality of its principal elevation, and group value. In HPD's judgment, the partial removal of the wall has not resulted in any loss of significance, and the building's special interest remains undiminished. However, it is acknowledged that this is a matter of planning judgment, and that the LPA may conclude that the removal has resulted in some harm, at the very lowest end of less than substantial. In that case, consideration would need to be given to whether this limited harm is justified or could be reduced or reversed. Although not the motivation for the works, removal of the wall facilitated an increase in the size of the bathroom and Bedroom 2. This enabled the provision of a freestanding shower (a shower over the bath is not possible due to head height) and a bedroom of circa 7.3m², marginally below the Nationally Described Space Standard (NDSS) of 7.5m². The works have therefore improved the standard of accommodation.

		NPPF policy HE4 states: *"1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:* *a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness…"* Furthermore, NPPF policy HE6(4) states: *"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed".* HPD considers that these works have yielded some public benefits by providing a shower that meets modern expectations, enlarging Bedroom 2 to a size close to the NDSS, and making the property more adaptable (for example, able to accommodate a growing family). In turn, this improves the likelihood of the building remaining in continuous occupation and in a good state of repair over the longer term. Although the positive weight attributable to these benefits may be limited, HPD suggests that this weight is sufficient to outweigh harm at the lowest end of less than substantial. In HPD's view, there is no clear benefit in reinstating the wall, as it would inevitably be a modern reconstruction and lack authenticity, even if traditional materials were used. Reinstatement would therefore undo the benefits of the works without recovering the historic fabric lost and would not be in the best long-term interests of either the building or its occupants.

2. Bathroom stud wall removed, relocated and faced with plasterboard and gypsum skim to match as existed prior to the works.	Drawing no. 0591 01 and photos 7 and 8.	The Applicant reports that the stud wall was modern and faced with plasterboard. This is consistent with the provision of an inside bathroom in the latter part of the 20th century, post-World War II. In HPD's opinion, this work has probably not affected the character or interest of the building and arguably does not require LBC. Nevertheless, it is included for completeness and the avoidance of doubt.
3. New boiler installed and relocated by approximately 0.5m, with associated pipework adapted. Ventilation of the flue maintained through the roof, as existed prior to the works.	Drawing no. 0591 01.	In HPD's opinion, this work has not affected the character or interest of the building and arguably does not require LBC, as indicated by *Listed Building Consent: Historic England Advice Note 16* (2021). Nevertheless, it is included for completeness and the avoidance of doubt.
4. 50mm PIR insulation board fitted between 3 x 2-inch rafters within the 19th century rear outshut, with an air gap of approximately 25mm maintained.	Drawing no. 0591 01 and photo 9.	The fitting of insulation between roof rafters can increase the likelihood of elevated moisture levels and deterioration. However, this risk is managed and reduced by a stone slate roof covering that includes many natural gaps, together with a breathable roofing membrane and the retention of an air gap. The breathable membrane, air gap, and airflow are all observable when a spotlight is removed from the bathroom ceiling. The rafters are also visible through the opening and are square in section and mechanically sawn, which is consistent with 19th-century fabric. It is not anticipated that this element of the proposal will have any adverse impact upon the building or its historic fabric. Furthermore, the improvement to energy efficiency is an important public benefit as identified by NPPF policy HE6(4).
5. Damp-proof course (DPC) injected into the stonework at low level on the front elevation.	Drawing no. 0591 01 and photo 3.	The DPC was injected in 2001 shortly after the Applicant purchased the property, to accord with a condition imposed by a mortgage provider. If such work were recommended today, the necessity and effectiveness, along with alternative and potentially preferable solutions, should be explored. However,

		the holes created are at low level, discreet, irreversible, and have a negligible impact upon the significance of the building. It is now in the best interests of the building to regularise this work to facilitate a sale and reoccupation.

4.0 SUMMARY & CONCLUSION

Summary

5 Upper Hagg is one half of the Grade II listed 4-5 Upper Hagg, an early 18th-century vernacular building that has group value with the neighbouring listed building, 6 Upper Hagg. Its significance is principally attributable to its age, the external architectural quality of its principal elevation, and group value. Internally it has been extensively modernised but retains a few notable features, including a large fireplace, beams within the former house body, and a king post truss, that contribute to its significance.

The works for which consent is sought have already been completed, the Applicant having been unaware of the need for LBC. The DPC was injected in 2001 and the remaining works were carried out in 2018, following the failure of a roof rafter. They comprise: the removal of an internal masonry wall at first-floor level, with the king post truss and wall plate supported by a new blockwork pier and steelwork and a stud wall constructed between Bedrooms 1 and 2; the removal and relocation of a bathroom stud wall; the minor relocation of the boiler; the fitting of insulation between the rafters of the rear outshut; and the injected DPC to the front elevation.

The partial removal of the masonry wall (item 1 in Table 1) has resulted in a loss of plain historic fabric. However, the former layout of the building remains clearly legible and, in HPD's judgment, its special interest remains undiminished. It is acknowledged that this is a matter of planning judgment and that the LPA may conclude that the removal has resulted in some harm, at the very lowest end of less than substantial. In that case, HPD suggests that the public benefits of the works, which include a shower that meets modern expectations, a larger Bedroom 2 close to the NDSS, and a more adaptable property that is more likely to remain in continuous occupation and in a good state of repair, are sufficient to outweigh that harm. Reinstating the wall would produce a modern reconstruction lacking authenticity and would undo those benefits without recovering the historic fabric lost.

In HPD's opinion, the bathroom stud wall and boiler works have probably not affected the character or interest of the building and arguably do not require LBC, although they are included for completeness and the avoidance of doubt. The insulation between the rafters is not anticipated to have any adverse impact upon the building or its historic fabric and improves energy efficiency, which is an important public benefit identified by NPPF policy HE6(4). The injected DPC is at low level, is discreet and irreversible, and has a negligible impact upon the significance of the building.

Conclusion

Section 16 of the LBCA Act 1990 requires special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Having assessed the works against that duty, NPPF policies HE4, HE5, and HE6, and Kirklees Local Plan policy LP35 (to the extent that it is relevant), HPD considers that the works have not diminished the special interest of 4-5 Upper Hagg. Should the LPA take a different view in respect of the removal of the masonry wall, HPD's position is that any harm would be at the very lowest end of less than substantial and would be outweighed by the public benefits described above.

The Applicant sincerely regrets the unknowing errors made and wishes to regularise the works. As the property is vacant and being sold, it is important that the application is determined without undue delay to facilitate a sale and reoccupation. On this basis, it is respectfully requested that LBC be granted.

5.0 REFERENCES

DCMS (2025), *Principles of Selection for Listing Buildings*

DCLG (2015), *Technical housing standards – nationally described space standard*

Historic England (2021), *Listed Building Consent: Historic England Advice Note 16*

Kirklees Council (2019), *Kirklees Local Plan Strategy and Policies*

MHCLG (2026), *National Planning Policy Framework*

RCHME (1986), *Rural Houses of West Yorkshire 1400-1830*

The National Heritage List for England, list entry numbers given in text, available here: https://historicengland.org.uk/listing/the-list/

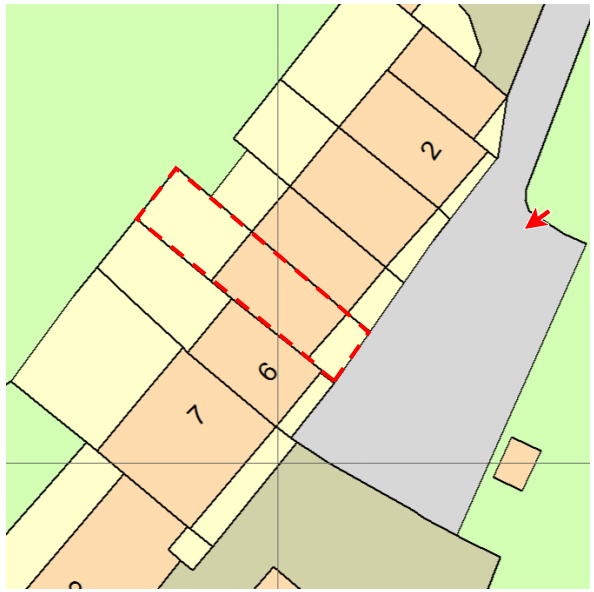
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APPENDIX 1 - PHOTOGRAPHS

Photo 1

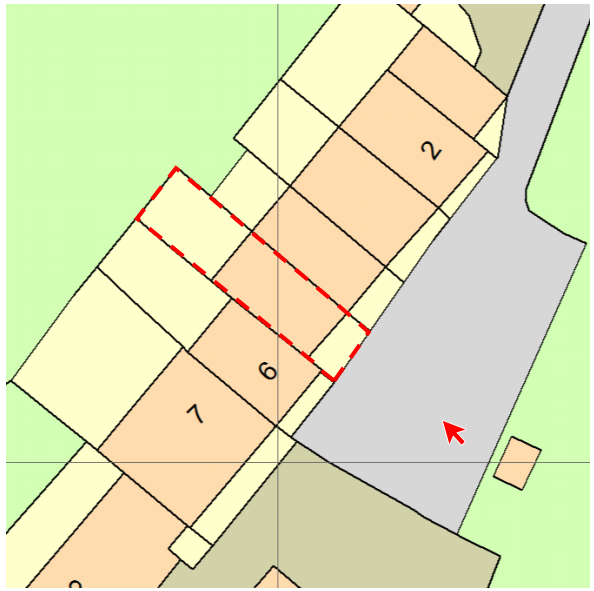


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Comment: 3-8 Upper Hagg, illustration of group value and context.



Photo 2

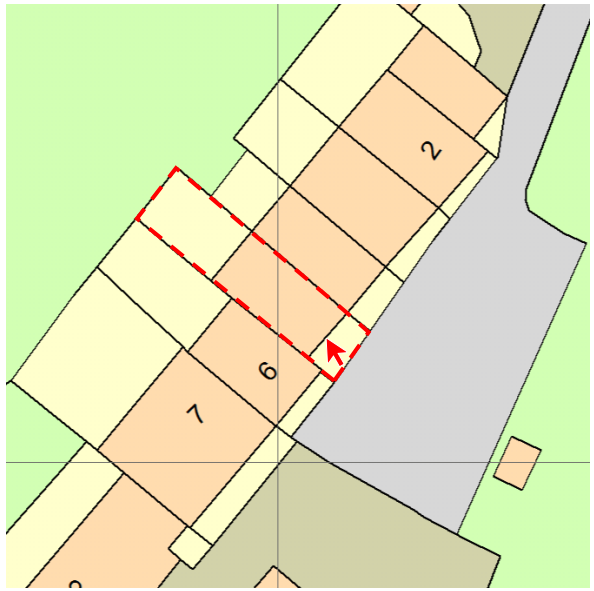


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Comment: 4-5 Upper Hagg.



Photo 3

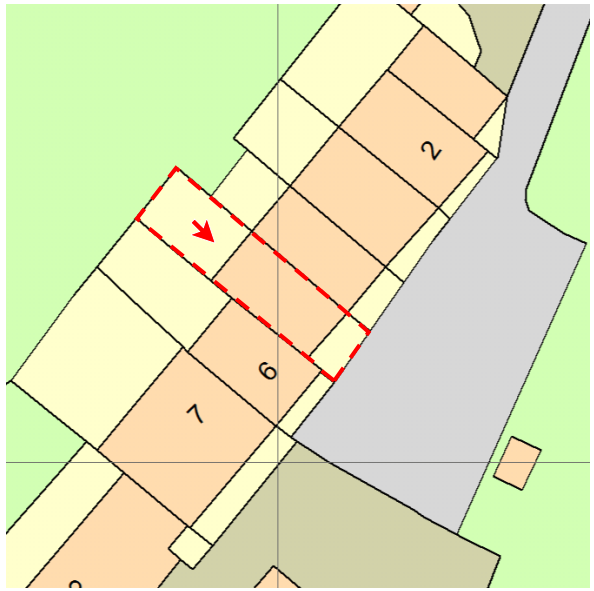


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Comment: Injected DPC to right of front door.



Photo 4

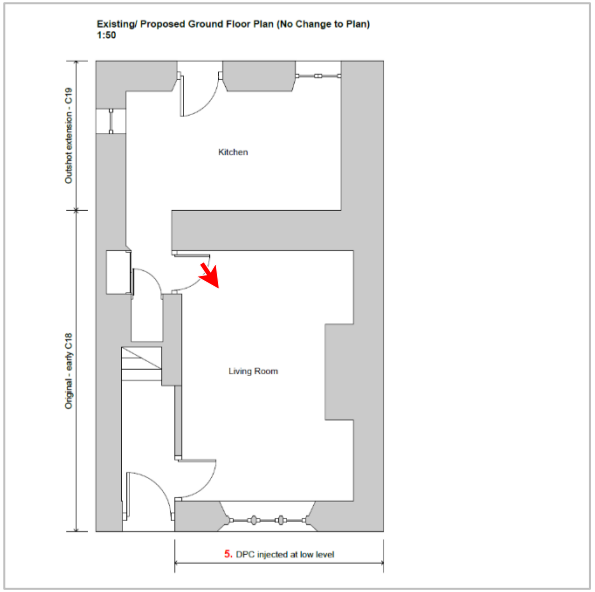


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Comment: Rear elevation and outshut from terraced garden.



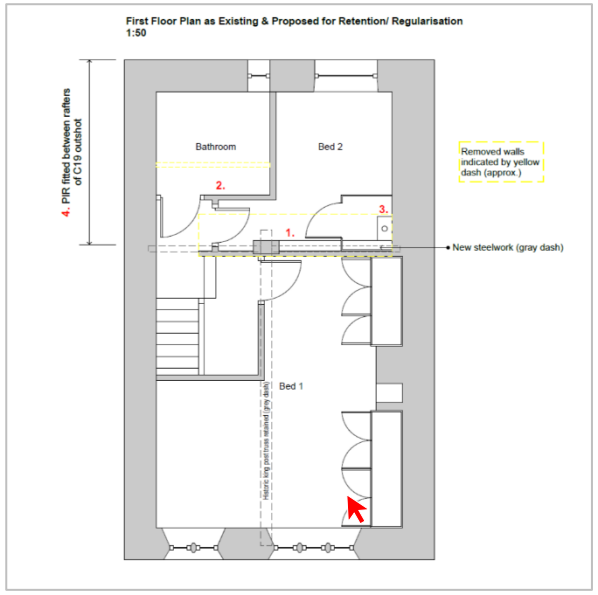
Photo 5



Comment: The fireplace and beams to the former house body are two of the building's key internal features.



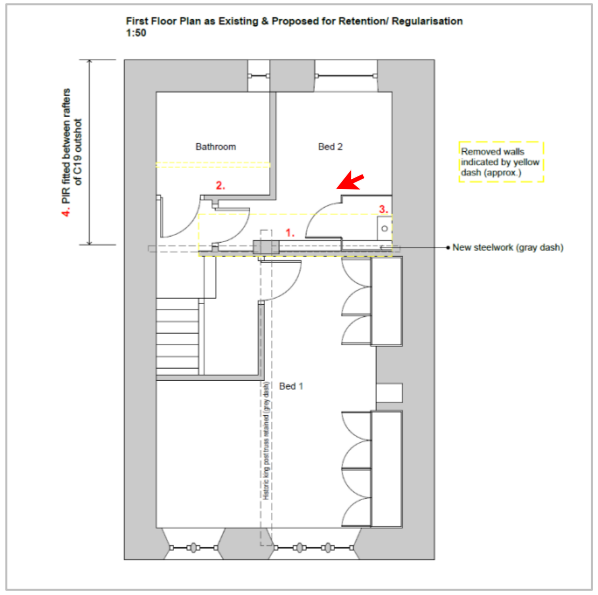
Photo 6



Comment: The king post truss is one of the building's key internal features.



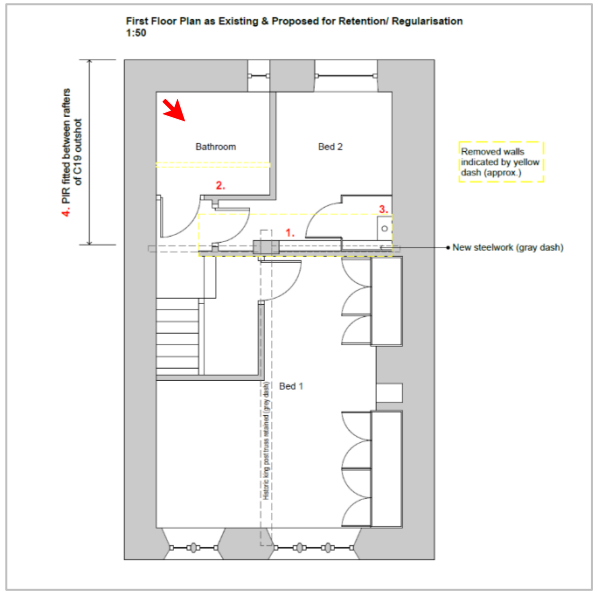
Photo 7



Comment: New structural work and stud wall to Bedroom 2.



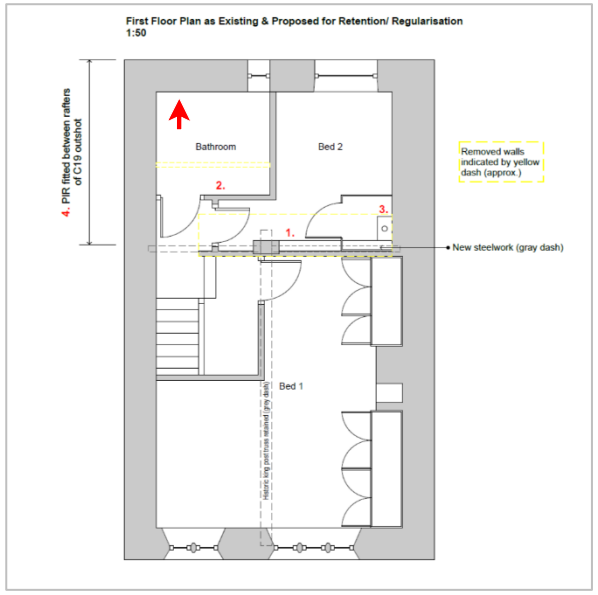
Photo 8





Comment: Enlarged bathroom and illustration of limited head height.

Photo 9



Comment: Breathable roofing membrane, circa 3x2 inch sawn roofing rafter, circa 25mm air gap, and 50mm PIR visible through spotlight hole.

