

HG/JC/2381

27th March 2017

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Alterations to Oakfield House, Cooper Lane, Holmfirth

Please find enclosed a planning application to make alterations to Oakfield House, Cooper Lane in Holmfirth.

The proposed works comprise the conversion of the attic space to create a master bedroom and en-suite, with three new conservation style roof lights to the north facing elevation and a new dormer window to the south facing elevation, constructed from timber and roof tiles to match existing materials. The proposed work includes internal alterations to relocate the stair case from the north eastern corner of the house, to the south western corner. A new front door is to be located adjacent to the new internal stair case on the south facing elevation, with the existing door on the rear elevation being retained. The downstairs rear windows are to be widened to provide two sets of patio doors. To the west of the building is a 'lean to' style porch, partially constructed of coarse stone and partially glazed. The proposed alterations include re-cladding the porch with stone to matching the existing building.

The house is located in Holmfirth Conservation area and therefore UDP Policy BE5 applies.

Policy BE5 states

Proposals for new development within conservation areas, including extensions or changes of use to existing buildings should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

The conservation area comprises approximately half the urban area of Holmfirth. The conservation area includes the commercial centre as well as high, medium and low density residential areas. The character of the area comes from the building's materials, as well as narrow roads traversing and running up and down the relatively steep sided valley, which provide extensive views for buildings situated up the valley sides.

Whilst the proposed alterations are in keeping with the original house and sympathetic to the character of the conservation area, the building, especially the front and back elevations, are not generally visible from the surrounding area due to the natural gradient of the area. We believe that the proposed development both preserves and contributes to the character of the conservation area, and therefore complies with UDP Policy BE5.

For and on behalf of Acumen Designers & Architects Ltd

Yours sincerely

Hamish Gledhill