

Consultation Response from KC Conservation and Design
2019/91728 Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth, HD9 4AN
Erection of industrial development and formation of new site access from Huddersfield Road and on site parking
Date Responded: 2.7.19
Responding Officer: Sue Oakley
Responding Ref:

I have considered this proposal for an industrial development at Spinksmire Mill. The north east end of the site is located on the opposite side of Huddersfield Road from the Grade II listed Bent Ley Mill, a former silk mill dating back to 1840, along with a Grade II listed stone boundary post adjacent to the bridge. The façade of Bent Ley Mill faces south west towards the road and proposal site, with the listed building extending north east away from the site.

Along with the main industrial unit proposed to the west of the site, a small development of six starter units is proposed close to the road and the listed mill. Although in close proximity to each other, these buildings are separated by Huddersfield Road, with a dry stone boundary wall giving a degree of separation between the two. To the west of the proposed starter units is a watercourse, the Meltham Dike.

The design and access statement refers to the use of some stone cladding on the main building to reflect the local vernacular, however there is no proposed stone on the starter units which are in a prominent location close to the road and near the listed building. The proposed materials for these units is light grey profiles cladding to the walls and roof with dark grey detailing such as doors, windows and guttering.

The Planning Statement refers to Paragraph 127 of the NPPF, noting that developments should be visually attractive, sympathetic to local character and history. It also states that the proposed design will sit comfortably on the site and reflects the industrial character of its surroundings. The character of the historic industrial buildings to the north east of the site is typical of this area, with a pitched roof and natural stone walling in a symmetrical building with numerous repetitive window apertures.

I have no concerns about the construction of the main building which is set back some distance from the listed mill, however I consider the proposal for the starter units to cause less than substantial harm to the setting of the listed building as the mill was historically located in a semi-rural location with the proposal site undeveloped land. The harm is reduced to some extent by the location of the road and boundary wall between the two sites which gives a good degree of separation.

I consider the public benefits of providing a new purpose built facility for an existing local business and creating employment opportunities to outweigh this harm although I would prefer the cladding of the starter units to include natural stone to reflect the local materials seen in the adjacent historic industrial buildings, in particular the gable facing the road and the façade, as these can be seen in context with the Grade II listed mill.

I have no objections to this proposal, however I would like the comments above to be given consideration.