



Mr Richard Gilbert
Kirklees Council
PO Box B93
Civic Centre
Huddersfield
West Yorkshire
HD1 2JR

Direct Dial: 01904 601982

Our ref: P01395490

20 December 2021

Dear Mr Gilbert

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HINCHLIFFE MILL, WATER STREET, HOLMBRIDGE, HOLMFIRTH, WEST
YORKSHIRE HD9 2NX
Application No. 2021/90800**

Thank you for your letter of 8 March 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The development of this site represents an important opportunity to enhance the conservation area by bringing back into use one of its important assets and to reinvigorate the area with a sympathetic new development.

While we are supportive of the proposals for conversion of the mill and retention of the pond, in our previous response of 26 March 2021 we expressed concerns about the detrimental impact some elements of the new-build development would have on the character of the conservation area and setting of surrounding heritage assets and considered that these should be revised.

We welcome the amendments that have been made to the area to the east of the mill building, including rationalisation of the detached garages and hard landscaping. Grouping the garages into attached pairs would further integrate this aspect of the proposals into the industrial character of the site.

The amendments to the houses at the southern end of the site (revised to units 17, 18 and 19) are also welcome as these reduce the impact on the setting of the mill in views from the north, situated as they are on higher ground above the mill.

We also previously expressed some concerns about the impact on views towards the



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601948
HistoricEngland.org.uk





mill and the conservation area from the south and the additional information has not furthered an assessment of this impact. While we acknowledge that a modern large shed occupied this part of the site, it was much lower and its massing more recessive in views of the conservation area from the south. The removal of the shed, reinstating lost views of the mill, was a clear enhancement to the setting of the conservation area and the non-designated asset. Therefore, we consider this is a very sensitive area for development, and in determining this application we recommend your authority assess the impact of the proposals in views towards, as well as from, the conservation area. Additional information or CGI/ photomontages may assist in this assessment.

In summary, we welcome the amendments that have been made to the proposals but we still have some concerns about the impact of the three large detached dwellings to the south of the site (units 17, 18 and 19). In determining this application your authority should consider the impact of the proposals on the character and appearance of the conservation area and the justification for these three units given that they increase the impact of the development on the conservation area and setting of the mill complex. This is in accordance with paragraphs 199, 200 and 206 of the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 197, 199, 200 and 206 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely
Emma Sharpe

Emma Sharpe

Inspector of Historic Buildings and Areas
E-mail: emma.sharpe@HistoricEngland.org.uk

