

Consultation Response from KC, Conservation and Design
2021/91373 Land Adj, 34, Cliff Road, Holmfirth, HD9 1UY
Erection of 2 detached dwellings
Date Responded: 29.4.21
Responding Officer: Sue Oakley
Responding Ref:

The proposal site is on a hillside overlooking Holmfirth and is directly opposite the gable end of the Grade II listed 45 Cliff Road which dates to the early 19th century, and also a pair of Grade II listed 18th century weaver's cottages at 59 Cliff Road. The street is characterised predominantly by stone-built properties with traditional fenestration and stone slate roofs, and many of the cottages on the west side of Cliff Road, opposite the proposal site, appear to date from the mid-19th century or earlier and would be considered non-designated heritage assets.

Permission was granted on this site in 2008 for a two and a half storey detached house with integral garages on the ground floor. The proposal was simple in design, with natural stone construction, a pitched roof facing Cliff Road and small mullioned windows.

This submission proposes the erection of two detached dwellings on the site, set back from the road and the existing building line which will reduce the prominence of these houses.

The principle of developing on this site has already been established, and although a wide variety of dwellings have been constructed on Cliff Road, the main concern of the Conservation and Design Team is with the impact of this proposal on the setting of the listed buildings and non-designated heritage assets in the immediate vicinity.

The proposed use of tumbled natural coursed stone, stone window surrounds, corbels and quoins for the external walls, natural slate pitched roofs, and dry-stone walling on the front boundary, reflects the local vernacular and is supported.

I have no objection to development on this site, although given the simple nature of the surrounding dwellings I would suggest that the applicant simplifies the design of the facades to reflect the local character, with the omission of the projecting gables. This will enable the proposal to respect and enhance the character of the townscape, heritage assets and landscape as required by LP24, and maintain and reinforce local distinctiveness as required by LP35.