

About the application

Application number: 2021/91968	
What is the application for?:	Variation of condition 2 (facing and roof materials) of 2018/90912 reserved matt
Address of the site or building:	Land Off, Hollyfield Avenue, Quarmby, Huddersfield
Postcode:	S18 1PN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Please accept this letter of objection to the planning permission application 2021/91968 We currently live at Holly Bank Court part of the Grade II listed building and conservation area that backs directly on to the Quarmby Fields site. Our objections to the proposal are as follows: Conservation Area and Grade II Listed Building Holly Bank Court dated 1856 is a Grade II Listed Building in the heart of conservation area. The Huddersfield Civic Society application for Quarmby Fold as a conservation area in 1973 clearly defines Holly Bank Farm and Court as part of the Quarmby Fold area of special historical interest. Historically, the listed building, outlying fields and dry-stone walling were all part of Holly Bank Farm on Haughs Road (also a Grade II listed building), an agricultural hub and key focal point in the local community. These Folds were common in many parts of the town at one time, when people lived in groups for company and protection. On the OS map for 1854 are named Marsh Fold, Heaton Fold, Birkby Fold, Dalton Fold among others, many of these have now disappeared but Quarmby Fold still exists so its historical importance is considerable. The whole of the site, including the fields, is intrinsically part of the conservation area as described by the Kirklees Decision Notice to planning application 2001/91290. The new planning amendments application are not sympathetic or have taken into account the nature and special heritage of this area with the new proposed cheaper looking materials infringing and undermining the importance of the heritage of this conservation area. Which would irreversibly damage the character and special interests of the area but will also severely impact on the setting and prominence of the listed building. The nearby Hollyfield Avenue development was built in the conservation area, on what was at the time a brownfield site; but this was built at a suitable distance, and with the stipulated building materials. I draw your attention to the fact that subsequent planning applications for further housing development on Hollyfield Avenue have been rejected, with the Planning Committee's Decision Notice clearly setting out the reasons for refusal, all of which remain relevant to this new application and the Council have set a	

refusal, all of which remain relevant to this new application and the Council have set a precedent.

Planning Applications 2004/93625

Outline Application for erection of one dwelling (within a conservation area)

Reason for rejection: It is considered that development of this site would be seriously detrimental to the character and appearance of the Quarmby Conservation area.

Furthermore, the proposals would adversely affect the setting of nearby listed building.

Planning Application 2001/91290 Erection of detached dwelling (with conservation area)

Reason for rejection: (2) The proposed siting of this dwelling is in an open area of open space separating the more recent development on Chandlers Brook and the older traditional farm group to the south at Holly Bank Farm. The loss of this space together with the design and siting in an elevated position relative to the road and buildings to the south, would detract from the character and appearance of this part of Quarmby Fold Conservation Area.

Summary

I appreciate that this land has been sold on, so the current contractors had no dealings with the initial outline planning permission, (which was only marginally approved by one vote) and are unaware of the historical significance and importance of the area. However, it needs reminding that this is a conservation area as per document WYAS, KIRKLEES Ref WYK1084/5/12. It was strongly argued at the time that if planning permission was given that, all materials should be of the same quality, standard and appearance as that of the Hollyfield development and there should be no dispensation given to the original planning permission and the character and setting of this historic site needs to be maintained