Consultation Response from KC, Conservation and Design

2021/94599 Moorhouse Farm, Moorhouse Lane, Birkenshaw, BD11 2AY

Erection of 6 dwellings and associated works

Date Responded: 21.02.2022 Responding Officer: Sebastian Pickles Responding Ref: Moorhouse

Thank you for the consultation of 24th January 2022 requesting Conservation comments on the stated application. Having reviewed the submitted detail and visited the site, we offer the following.

The site is located in the area of East Bierley. The site is not within a Conservation Area, however it is within close proximity and the setting of the Grade II Manor House, Moorhouse Lane. The Manor is a lovely example of a 17th century Manor House, constructed in finely coursed rubble, the fine hood moulds above the mullion windows which appear to retain the original glazing.

Having reviewed the submitted details and specifically the Statement of Significance/ Heritage Statement, Conservation have concerns in respects to the proposed development and do not consider that the assessment has been through or sufficient to meet the requirements of Policy 194 of the NPPF. The submitted statement appears to be based on assumptions and not reasoned detail. It also does not appear that the assessment has reference to the Historic Environment Record which is the minimum required for an assessment as set out in Policy 194.

While appreciating that the setting of the Manor house has seen historic and more recent changes, this is not a basis for assumption has further change and development would be acceptable.

We consider that further assessment is required form the applicant as currently we are not satisfied that the impacts have been fully considered. In current form Conservation and Design do not consider the proposals meet the requirements of Policy 194, as previously set out, nor Policy 202 of the NPPF. We also find the proposals as currently proposed to be contrary to Policy 66 of the Planning (Listed Building and Conservation Areas) Act.