

**Consultation Response from KC,
Conservation & Design****2022/92977 Northorpe Hall, 53 , Northorpe Lane, Mirfield, WF14 0QL****Erection of wooden cabin, toilet and parking area****Date Responded: 17.10.2022****Responding Officer: Sebastian Pickles****Responding Ref:**

Conservation have considered the proposals which are within the curtilage and immediate setting of the Grade II Northorpe Hall and the Grade II Former Barn to Northorpe Hall.

The Heritage Statement is dismissive of the land to the rear of the hall, setting out 'The site provides little or no contribution to the heritage asset.' Conservation would not agree with this assessment as the grounds form a part of the setting of the Hall and Barn, with the site being appreciated from the rear grounds and from views looking off Crossley Lane.

The proposals are for the erection of a detached timber cabin, erection of a toilet and parking area. The cabin is to be located close to the north western boundary. As set out in the submitted statement the existing trees and hedges are to be retained, allowing for some natural buffering.

The parking area is to be formed using cellular matting, which is stated as being covered with grass and not visible. We are supportive of this approach and there could be some benefits in the type of grass and seeds used to cover the matting.

Conservation would raise no objection to proposed timber cabin. The introduction of the cabin will have a minor impact on the setting of the Hall and Barn and still allows for the views onto the site. We would however ask that the proposed roof material is amended from felting shingles to timber shingles. This will provide further visual mitigation, as the proposed felt shingles will provide a harsh visual impact. This could be secured by condition is required.

Overall Conservation would not raise an objection to the proposed. There will be a minor degree of impact to the setting of the Hall and Barn and there are some benefits set out to support the proposals. We would however ask for the roof materials to be amended as set out above.

