



Mr Nick Hirst
Planning, Investment and Regeneration Service
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Direct Dial: 01904 601957

Our ref: P01561953

20 November 2023

Dear Mr Hirst

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

**PRICKLEDEN MILLS, WOODHEAD ROAD, HOLMFIRTH, HUDDERSFIELD, WEST
YORKSHIRE HD9 2JU
Application No. 2023/91491**

Thank you for your letter of 1 November 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Prickleden Mills is a large site with the Holmfirth Conservation Area. Whilst supportive of the redevelopment of the site, we are keen to ensure that the proposals conserve and enhance the character and appearance of the Holmfirth Conservation Area, and the setting of nearby listed buildings. The overall form and layout of the proposals are appropriate; however, it remains our position that the scale and massing of the apartment blocks still could appear over-dominant within the local townscape.

Recommendation

This response relates to amended plans from November 2023. We have responded to a similar proposal on 12th July 2023 and on a similar application on 5th July 2021 and previously in 2012 to an earlier consented scheme, where we gave our response in relation to the significance of Prickleden Mills. This letter should therefore be considered alongside our previous advice.

We remain supportive of the aspirations of this proposal and the redevelopment of the site. We welcome the retention of the mill pond as a semi-public open space, inclusion of a riverside walk and the increase in verdant amenity spaces.

We still consider that the scale of the blocks, particularly blocks C&D, do not relate sensitively





to the domestic scale of the listed buildings nor the buildings in the conservation area. The natural topography of the development site is at the low point of a valley and contributes to the understanding of the history of the mill which was positioned there. Therefore the scale of new buildings should reflect this relationship of the functional mill down in the valley compared to the domestic buildings sited higher up away from the mill/mill pond. Presently the scale overpowers the domestic character of those buildings within the conservation area including the grade II listed buildings.

We also raised some design concerns including the cumulative visual impact caused by the number of projecting balconies. Whilst some amendments to the overall design have been made, there appears to be no changes made to the number, or appearance, of balconies and so this is an area of the design which should be considered with a view to reducing the overall visual impact of the scheme.

Historic England continues to have 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 199, 200 and 202 of the NPPF.

In determining this application, you should bear in mind the statutory duties of sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) requires you to have special regard to the desirability of preserving listed buildings of their settings or any features of special architectural or historic interest which they possess. Section 72(1) requires you 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

Alexander Harrison

Inspector of Historic Buildings and Areas

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