

Consultation Response from KC, Conservation & Design

2023/91491 Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU

Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area)

Date Responded: 19.09.2024

Responding Officer: S Pickles

Responding Ref:

As set out in our previous comments, we have concerns with the proposed scheme, regarding the impact on the neighbouring Listed Buildings and the Conservation Area. Given the scale of the proposals such development is inevitably going to have a significant impact as has been previously established.

Following further engagement and discussions with the agent/ applicant, we note that further amendments have been incorporated into the proposals.

While there have been changes to the scheme, we do still consider that the proposals will still impact on the Conservation Area and the setting of the Listed Buildings and therefore it needs to be balanced against both National and Local Policy. We consider that the proposals will cause less than substantial harm. As set out under 208 of the NPPF, the proposals should be weighed against the public benefits and where appropriate securing its optimum viable use.