



Historic England

Mr Nick Hirst  
Planning, Investment and Regeneration Service  
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Off Market Street  
Huddersfield  
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Direct Dial: 01904 601859

Our ref: P01561953

6 July 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 19 June 2023 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

Prickleden Mills is a large site within the Holmfirth Conservation Area. Whilst supportive of the redevelopment of the site, we are keen to ensure that the proposals respect and enhance the character and appearance of 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.

**Historic England Advice**

We responded to a similar proposal on 5 July 2021, and previously in 2012 to an earlier consented scheme, where we gave our response in relation to the heritage 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 semi-public open space, the greater inclusion of a riverside walk and the increase in shared verdant amenity spaces.

The current application has a footprint and layout more similar to the consented proposals. The lowering in ridge heights and adjustments to the scale and massing of buildings C and D reduce the level of harm arising from the proposal, but they do not eliminate it.



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We would encourage the applicant to continue to refine the relationship between buildings C and D and the domestic-scale properties on Woodhead Road, including a pair of Grade II listed cottages. We would also encourage the applicant to work further with your authority to ensure that all opportunities to create a scheme which celebrates the historical character of the wider site are taken.

In addition, the architectural language of the revised proposal and some of the more strident features, such as projecting balconies, also require further refinement. Such features increase the visual impact in what is a largely homogenous and organic townscape. Again, we would encourage the applicant to work further with your authority and achieve a balance between historic references and contemporary styling which sits more comfortably within the existing topography and townscape.

### **Recommendation**

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 or their setting 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 in determining these applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

### **Andrew Burn**

Development Advice Team Leader

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