

Consultation Response from KC, Conservation & Design**2023/92079 Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF****Outline application for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls.****Date Responded: 7.8.2023****Responding Officer: Sue Brooks****Responding Ref:**

The proposal site is situated on land to the rear (north) of 23-43 Moor Lane. To the south of these properties is the northern boundary of the Gomersal Conservation Area, which also wraps around the west of the site. The proposed access to the site is to the south, between 25 and 27 Moor Lane. 25 Moor Lane is a modern detached dwelling, while 27-41 Moor Lane are mid-20th century semi-detached properties with no historical or architectural significance. The proposed access from Moor Lane requires the widening of an existing narrow access to the site. This would cause no harm to the setting of the conservation area and therefore the Conservation and Design Team has no objections to the proposed access.

Where the front garden boundary wall of 25 Moor Lane is altered, we would recommend that the existing copings are reclaimed and re-bedded on the lowered wall. Instead of installing a modern fence on the front garden boundary of 27 Moor Lane, we would recommend that a natural stone wall with deep copings is built to reflect the local vernacular character of the traditional boundary features in this area.

We have concerns about the proposed installation of Manchester type bollards in this setting, as we feel that these are out of character in a street where the typical boundary feature is natural stone. We would welcome some reconsideration of this detail.

To the west of the site and within the conservation area is the Grade II* listed 14 Knowles Lane, a mid-late 17th century manor house constructed in stone with some timber framing. As before, we have concerns about the removal of trees on the west boundary and the siting of plots 1 and 2 within the setting of this listed building, and this will be assessed as part of the reserved matters application.