

Consultation Response from KC, Conservation & Design
2023/93385 adj, 2, Holmclose, Holmebridge, Holmfirth, HD9 2NJ
Erection of detached dwelling
Date Responded: 12.12.2023
Responding Officer: S Pickles
Responding Ref:

The application site is located to the immediate east and within the setting of the Grade II Church of England Primary School. The impact of the proposals is therefore the consideration of the impact on the setting of the listed building.

We have reviewed the history of the site, and this is also picked up on the submitted combined statement, that there have been two previous applications submitted for the site. One in 2007 for full planning of a detached dwelling and garage and in 2014 an outline application for the erection of a detached dwelling. Both applications were withdrawn. However, looking at the comments from Conservation and Design in 2014 it is clear that while they set out that there was limited detail provided to form a full assessment, there were concerns about the impact on the setting of the listed building and that regardless of height, scale and massing the impact would be considered to be detrimental to the setting of the listed building and the streetscape.

We fully recognise that each application is based on its own merits, however, we do consider that this should be taken into account.

Having assessed the proposals we can see that some amendments have been made to the previously submitted withdrawn schemes and the building footprint has been slightly reduced, pulling it in from the roadside. The submitted statement sets out that they have attempted to draw some design elements across from the listed building, seemingly to provide some form of mitigation for the impact on the setting of the listed building. They have also stated that the material palette has considered using natural stone and stone roofing slates, again as a means of providing design mitigation. The details also set out that the existing hedging and planting would be retained to provide some form of natural screening.

While we recognise that there have been changes from the previously submitted schemes, this does not account for consideration of the impact on the setting of the listed building and the streetscape. The application, as mentioned, does appear to be attempting to overcome the impact on the setting by providing design and materials mitigation, however, this alone would not overcome the considered impact. We would also question the layout of the scheme and the intention of retaining the hedging and planting. Given the location of the proposed dwelling, we consider that it is likely that some of the planting and hedging would be impacted by the development of the dwelling and would likely either be lost or deteriorate as a consequence, thus removing the considered natural screening.

Overall, we consider that the proposals would have a harmful impact on the setting of the listed building. While there has been more consideration for the footprint and design, this would not be sufficient to overcome the considered harm. Having reviewed the justifications for the proposed development we do not consider that there is a clear and resounding justification or sufficient public benefits which would outweigh the harm.

The proposals would therefore be contrary to Local Plan policy LP35. It would also not meet the test of 66 (1) of the Planning (Listed Building and Conservation Areas Act. Nor would it meet the tests of 199, 200 a) or 202 of the NPPF.