

**Consultation Response from KC, Conservation & Design****2023/93526 Bothy Cottage, Ward Place, Ward Place Lane, Holmfirth, HD9 2AB****Erection of single storey rear extension and formation of new opening in existing outbuilding (Listed Building)****Date Responded: 10.1.2024****Responding Officer: Sue Brooks****Responding Ref: HO 4/25**

Bothy Cottage is part of a small historic farm settlement of Ward Place, a rural hillside setting above Holmfirth. The main buildings are Grade II listed, while the historic ancillary buildings are curtilage listed. The group was restored and converted into individual dwellings in the early 21<sup>st</sup> century.

As part of the restoration of Bothy Cottage, an extension was built onto the southern gable. The single-storey rear extension proposed as part of this application is constructed onto this extension and has no impact on the historic fabric, however, as an addition to the listed building it does affect its character.

**Extension**

The proposed materials for the new extension are reclaimed natural stone walls, stone slate roof with patent rooflights, timber windows to match the existing, and aluminium bi-fold doors on the north-east elevation.

We have no concerns about the scale of the single storey extension, which is subservient to the main house, while also being set close to the steep hillside to the rear where the impact from wider views is low. We accept the proposed external masonry and roof slates which will match the existing and blend in with the immediate setting.

We would recommend that the proposed windows on the north-east elevation of the extension are reduced in size and re-designed to reflect the predominant window style in this building, and that the bi-fold doors are timber framed rather than aluminium framed. 1:20 elevations and 1:5 sections of the windows and doors should be submitted for approval.

**Outbuilding**

The curtilage listed detached outbuilding is to the north of the dwelling, facing across the valley in a highly prominent location within the settlement. The applicant proposes to insert a large window opening on the north elevation overlooking the valley. No assessment of the impact has been made within the heritage statement.

The predominant character of the settlement from this aspect is natural stone with vernacular style windows, typical of the age and status of the buildings. To maintain the simplicity of this structure we would recommend that the window is reduced in size, with its subservient character in mind, and with simple stone surrounds to match the existing. As above, 1:20 elevations and 1:5 sections of the window should be submitted for approval.

**Conclusion**

The Conservation and Design Team has no objections to the principle of a small extension on the main house and a small window opening on the outbuilding, subject to the comments above which recommend amendments to the proposal.

**Recommended conditions**

If the application is supported, we would recommend that the following conditions are applied:

The external walls, pointing and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

1:20 elevations and 1:5 sections of the windows and doors should be submitted for approval. They shall be set into the reveals.