CERTIFICATE OF LAWFULNESS APPLICATION FOR FOR ATTACHED EXTERNAL SHELTER WITH 'LEAN TO' ROOF

AT

HUNTERS LODGE
CEMETARY ROAD
HOLMFIRTH
HD9 2RH

ON BEHALF OF
MR A NUTTON

SUPPORTING STATEMENT

DATED: JANUARY 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – BACKGROUND

1.01 - Hunters Lodge is a detached property located on a sloping site. The land rises sharply to the South East of the property.

1.02 - To the SE side of the property a courtyard was historically formed with a drystone boundary wall delineating the boundary to the adjacent field, and a drystone faced retaining wall to the SE side holding back the rear field (which is in the applicants ownership.)

1.03 - In April 2018 the owner formed a shelter over the area by constructing a timber structure with a stone slate roof. This spanned to the existing retaining wall. The owner then simply filled in the triangle of drystone walling between the field boundary wall and the roof, see photograph 1.

Photograph 1 - Boundary to Field. Note the Existing Drystone Boundary Wall Remains visible, with the triangular infill above.

1.04 - In terms of the SE retaining boundary wall, this was raised slightly to suit the roof pitch see Photograph 2.

Photograph 2 - Shelter from the Front of the Property. Note: The Existing Drystone Boundary Retaining Wall Bearing the 'Lean To' Roof Timbers.

1.05 - The sole purpose of the 'lean to' roof was to provide shelter. The SW elevation remains open and there were no other works involved e.g tanking.

1.06 - In the recent approval for a two storey extension to the property (2023/93088), the assessing planner stated in the delegated report ;

' A lean-to extension has been subsequently added to the south-eastern elevation, but this is in the form of an open canopy, lacking the solidity and permanence of a stone walled extension, and therefore has very little impact upon the dominance of the original building or the openness of the Green Belt.

1.07 - The owner would like confirmation that due to the nature of the works and the timescales involved, the shelter is lawful.

2.00 - TIMESCALES

2.01 - As mentioned these works were started in April 2018 and concluded during the Summer of that year. A series of historic 'birds eye view' images demonstrate the chronology of the shelter.

Image 1 - April 2018 - The Shelter Works are Ongoing.

Image 2 - May 2019 - The Shelter is Clearly Complete

3.00 - CONCLUSION

3.01 - The works to form the shelter were minimal. Only minor additions to existing walls and the formation of a 'lean to' roof were necessary. The works were completed some 5.5 years ago.

3.02 - The 'lean to' was described by the assessing planner as ' ...has very little impact upon the dominance of the original building or the openness of the Green belt'

3.03 - We therefore trust that Kirklees MC can issue a Certificate of Lawfulness for this shelter.