Heritage Statement

Proposed conservatory, rear of 31 Black Rock Court, Linthwaite, HD7 5ZD

The site is within the Linthwaite conservation area.

Kirklees Council's records relating to heritage assets in the area have been examined, as have been the policies relating to development in Conservation areas.

The application relates to a modern detached house within a recent housing development on the former Black Rock Mills site. The conservation area includes a mix of properties in terms of their age, size and construction materials.

The property is adjoined to all sides by existing residential properties.

The proposal is to erect a small conservatory to the rear of the property, the proposal is complimentary to the existing dwelling.

All existing screening to the sites boundaries will be retained, the amenity of existing adjoining resident's will not be affected by the proposal.

The size and scale of the extension is clearly subservient to the existing dwelling.

The design takes into account matters such as;

- Significance of nearby assets and contribution to their setting
- The general character of local buildings, spaces and landscaping
- The diversity or uniformity in style, construction, materials
- Views into and out of the site

The proposed development will not dominate the original building or its setting in either scale, materials, or its siting.

It is our view that the extension proposed will have no adverse effect on the heritage asset, or on the amenity of existing adjoining properties, and that the proposal is in accord with the policies included in the Councils development plan and advice contained in NPPF.