Consultation Response from KC, Conservation & Design
2024/92727 Land adjacent to, Ashbourne Drive, Liversedge
Erection of residential development 67 dwellings with associated access, parking, public open space, landscaping and infrastructure
Date Responded:28/1/26 Responding Officer: SC Responding Ref:

A consultation response was provided by Conservation & Design on 7/11/24. Since then revised details have been submitted in December 2025.

The principle of housing has been established. The site is within the immediate setting of the Grade II listed Lower Blacup Farmhouse including numbers 2 and 3. There have been previous applications for the site and on appeal the site was granted permission for development.

We still have concerns with the proposed design and materials of the proposed dwellings. Local distinctiveness should be reinforced within the setting of the listed buildings. We would not support the use of artificial stone in close proximity to the listed buildings and at the entrance to the site. We consider that the main elevation materials should be natural local stone at least near the listed buildings and at the entrance to the site in place of render ie Plots 2,12, 14,15,16,17, 6,7,8,9.

If render is proposed on other plots away from the listed buildings it should be beige/stone colour to blend in with the landscape, not off-white.

We would request use of plain grey roof tiles not interlocking tiles or pantiles (no red tiles, no red brick for the avoidance of doubt).

It is noted that the house designs near the listed buildings are as follows;
Cawthorne – 2 storey
Hebden A, B – 1 storey
Dalton – 2 storey
Ripponden – 2 storey
Newton – 2 storey
Maltby A B - 1 storey

We still have concerns with the fenestration detail which could include a more central horizontal division. As set out, we consider the impact of the proposals to cause less than substantial harm to be balanced against the public benefits. We do however consider there is a need for amendments to the proposed design and details of the dwellings, as set out above in order to make the proposals accord with LP24.

The green buffer zone near the listed buildings is welcomed. We would encourage the use of native trees and shrubs rather than non-native evergreen shrubs.

Recommended conditions-

1. Submit details and samples of natural stone, artificial stone, roof tiles and window/door details for approval.
2. All windows and doors to be recessed 100-150mm.
3. Landscaping with native trees and shrubs.