About the application

Application number: 2025/90930	
What is the application for?:	Erection of micro brewery and associated works (within a Conservation Area)
Address of the site or building:	Bamforth Warehouse, Station Road, Holmfirth, HD9 1AB
Postcode:	HD9 2DQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

As a local architect with direct knowledge of the town's built environment and planning context, I strongly object to this application.

The proposal is of poor overall quality and appears to have been produced by a London-based practice with limited understanding of the local area. It reads as a vanity project, prioritising a stylised, contemporary aesthetic over a genuine response to the town's heritage, character, and needs.

This site is located at a key gateway into the town, and any development here should serve to enhance the setting by drawing on traditional local forms, materials, and rooflines. Instead, the proposed design features a mono-pitched roof, excessive glazing, and incongruous massing that stands out for the wrong reasons. It neither respects the conservation area nor contributes positively to the streetscape.

Beyond design concerns, there are several other critical issues:

No market assessment has been provided to demonstrate a genuine need for the proposed type of development. Without evidence of demand, the justification for the scheme is fundamentally weak.
There is no highways or transport analysis, and no car park tracking, with several parking bays appearing unusable or unsafe.
The proposal offers no biodiversity net gain and fails to provide any arboricultural enhancements or meaningful landscaping. This is a missed opportunity to improve the site's ecological and visual contribution to the area.
In summary, this application fails on architectural, environmental, infrastructural, and strategic planning grounds. A site of this prominence and sensitivity deserves far better. I urge the planning authority to refuse this application and request a new scheme that is grounded in local context, meets community needs, and is supported by robust technical and market evidence.