

PLANNING APPLICATION FOR REPLACEMENT
ROOFING MATERIALS AND THE INSTALLATION OF
SOLAR PANELS (WITHIN A CONSERVATION AREA)

AT

THE OLD MANSE
46 UPPERTHONG LANE
HOLMFIRTH
HD9 3BQ

ON BEHALF OF MR E. SUMMERS

Supporting and Heritage Statement

Dated: April 2025

Contact: summers.eric46@yahoo.com

1.0 THE PROPERTY

1.1 The Old Manse (No. 46 Upperthong Lane) was in the past the pastor's residence for the next-door former Lane United Reformed Church. The church has subsequently been converted to a residential property. It is located on the lower part of Upperthong Lane, below Little Lane, as is shown on the relevant location plan submitted with this application.

2.0 PREVIOUS DEVELOPMENT HISTORY

2.1 There is no known previous planning history in respect of this building. It was built by the church for residential purposes and has remained so to date. The church sold the property into private ownership in 1983. The current owner (and applicant) has been in residence since 1998.

3.0 PLANNING PROPOSALS

3.1 There are two related elements to this planning application:

- A. The removal and replacement of the existing roofing tiles and their replacement. The proposed specification provides for the replacement of the old bitumen underfelt with a modern membrane, renewal of battens and the replacement of the existing concrete tiles with new interlocking concrete tiles (e.g. Marley, Donard or similar; dark grey/black)).
- B. In tandem with the above, the installation of 8 solar panels to this front elevation as illustrated in the elevation illustration submitted with this application – Appendix 1. The proposed installation would be of Solarwatt AM5 type (450W units each), with black profile to reduce the visual impact against the renewed tiles (as above).

3.2 The above reflects the applicant's need for an upgraded roofing installation, with a proven and durable lifespan as well as meeting their desire for an energy-efficient and environmentally responsive building.

4.0 HERITAGE STATEMENT

4.1 No. 46 Upperthong Lane is within the Holmfirth Conservation Area. The building has some note as a historical presence, but this is largely in relation to the adjacent and connected former United Reformed Church. It is believed the building was renovated at some time prior its sale by the church in 1983, indicating that the current 'Double Roman' profile concrete roof tiles have provided for their expected lifespan of around 40-50 years. There has previously been some piecemeal repair and renewal of the existing tiles to the front (shown in photos within Appendix 2).

4.2 As with the wider Holmfirth area, the adjacent buildings reflect their development and a use of construction materials that were prevalent over an extended period-of-time, and in many instances pre-dating the Conservation Area designation in 1972, and its extension in 1990. In respect of this specific local 'terrace', the materials as currently present are grey slate (No. 44), traditional Yorkshire stone (Lane Church, No. 48) and flat profile concrete tiles (cottages at No.s 54, 56, 58). There is a current planning application submitted for No. 52 for a similar roof tile renewal to that proposed here.

- 4.3 In terms of visual impact of either of the proposals, given the immediate location on the upward slope of this section of Upperthong Lane together with the adjacent dominant buildings, the resulting sight line is limited to the roof gutter level. The front roof elevation is unseen from Upperthong Lane, as is shown on the photo, Appendix 2. The visual impact from the far side of the valley (i.e. Cemetery Road) is equally very minimal (further photo – Appendix 2)
- 4.4 Regarding the solar panels, previous planning applications (e.g. 2024/62/91978/W) have demonstrated the increasing adoption of solar panels across the landscape of the Holme valley, and this proposal is in keeping with such previous decisions and approvals.
- 4.5 Should the applicant be able to proceed with the solar panel installation, this would in turn largely obscure the renewed roofing materials.

5.0 WIDER PLANNING CONTEXT

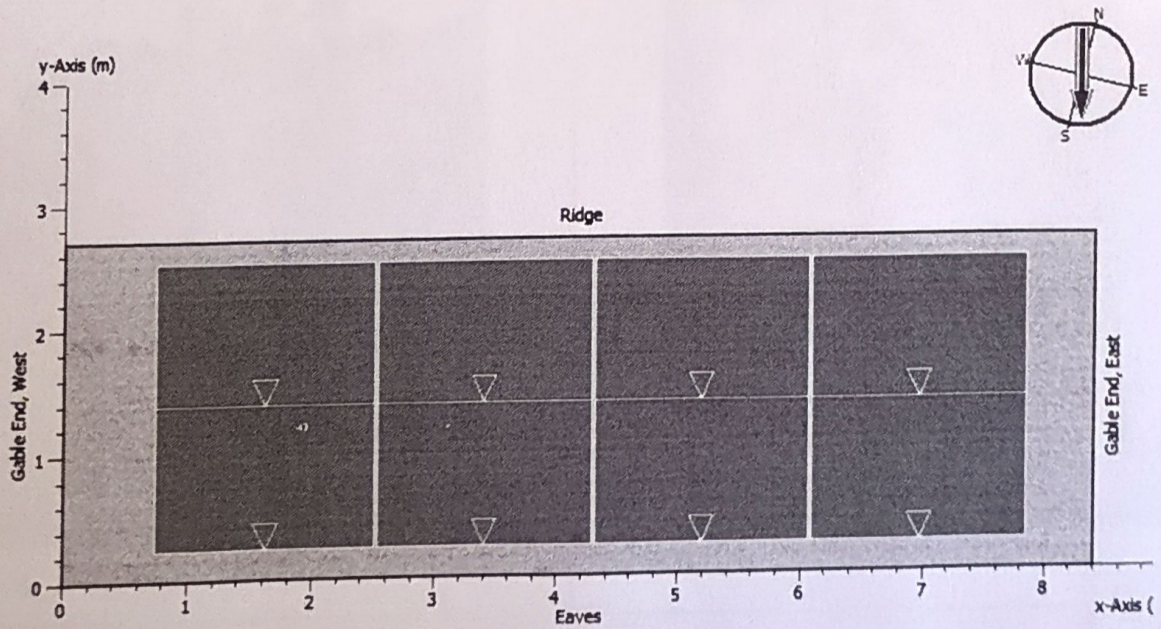
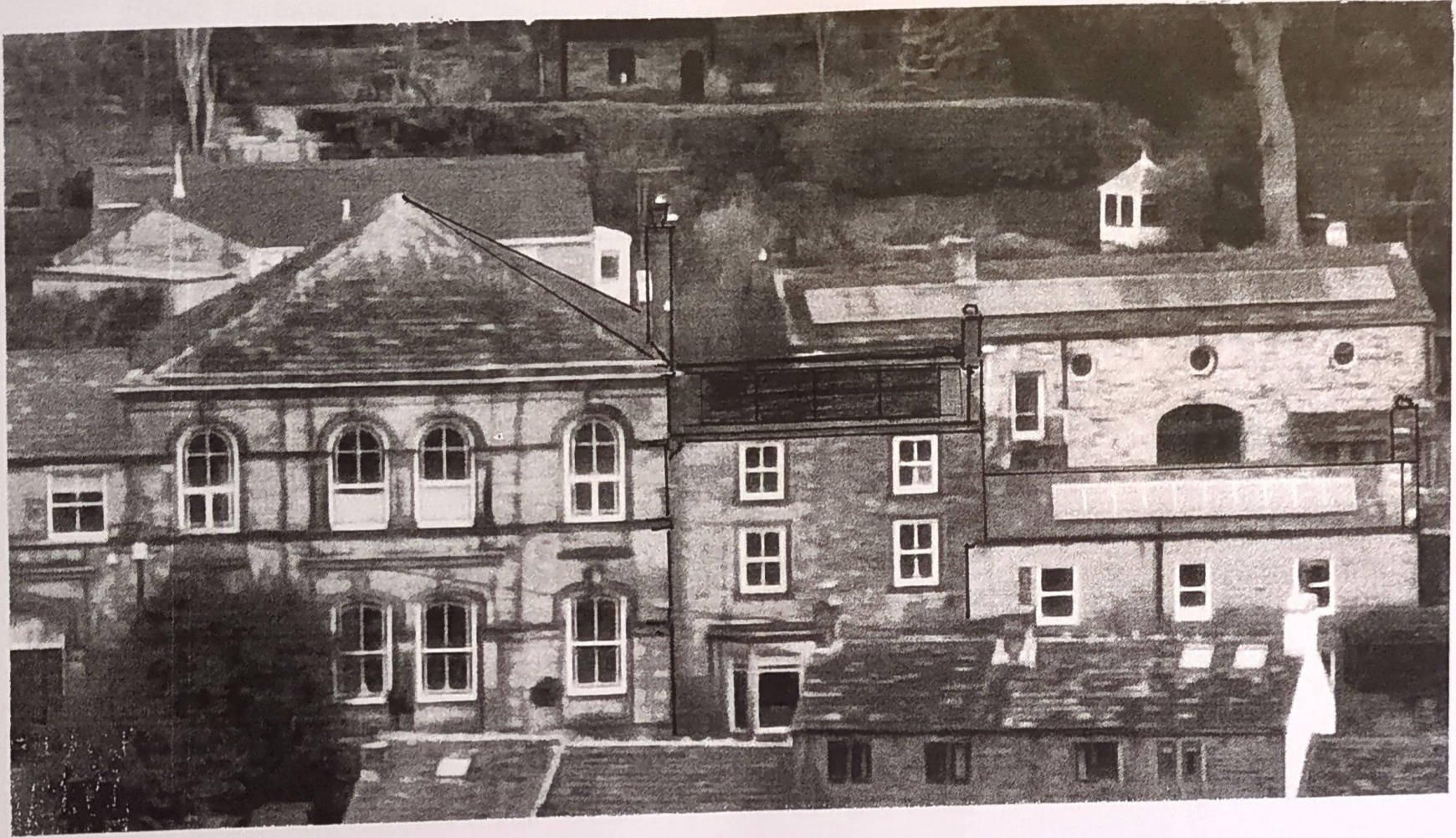
- 5.1 In general conservation terms, the proposals are quite minimal in scale, scope and impact. They reflect a modest but necessary evolution of the form and use of a building. They are, furthermore, within the general positive development ethos of the National Planning Policy Framework (NPPF) and Kirklees Local Planning documents.
- 5.2 More specifically, it is argued that the usage of materials and external change here is in keeping with the Kirklees Supplementary Planning Document (SPD) key principles on *'appearance, scale, design and local character of the area and street scene'*.
- 5.3 The proposed solar panels would be in line with broader national and local 'net zero' ambitions as well as supporting other social objectives such as helping to reduce fuel poverty.
- 5.4 There is no known ecological or biodiversity matter arising, nor any knowledge or experience of a local bat habitat around the building, or adjacent buildings.
- 5.5 There are no general and continuing design or access issues arising beyond the immediate implementation and completion of actual building works. On this the applicant will be appointing local contractors who are familiar with the specific location and its restrictions to ensure minimal inconvenience. Works will be contained within the front garden and scaffolding has been erected previously to this front elevation without the necessity for road closure.

6.0 CONCLUDING APPLICANT STATEMENTS

- 6.1 The objective of this planning application is to gain approval for a replacement roof cover and to secure approval for the installation of solar panels to promote energy efficiency and fuel economy.

The applicant therefore asks that Kirklees Planning Authority give due consideration to this application.

Appendix 1 – proposed front elevation & solar panel array



Source: CORETECH March 2025

Appendix 2 – existing roofing and various viewing perspectives

Photo 1 – existing roof

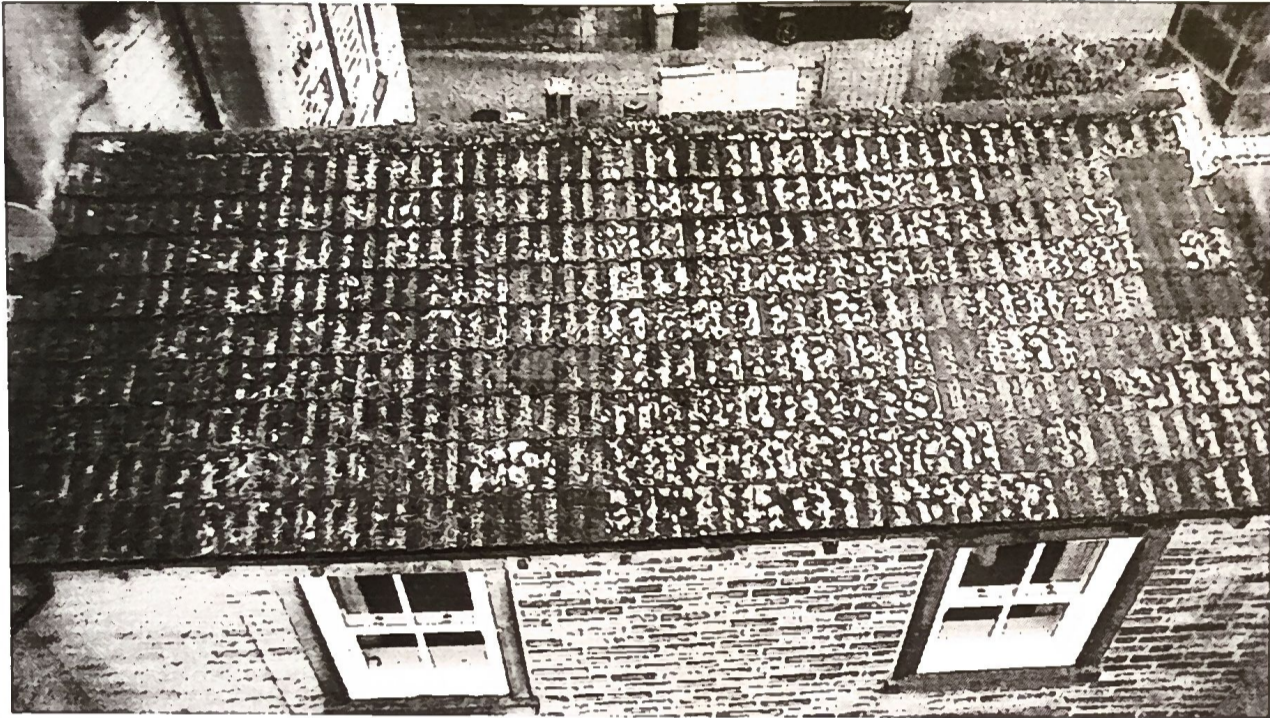


Photo 2 – sightline, upward on Upperthong Lane HD93BQ and direct front

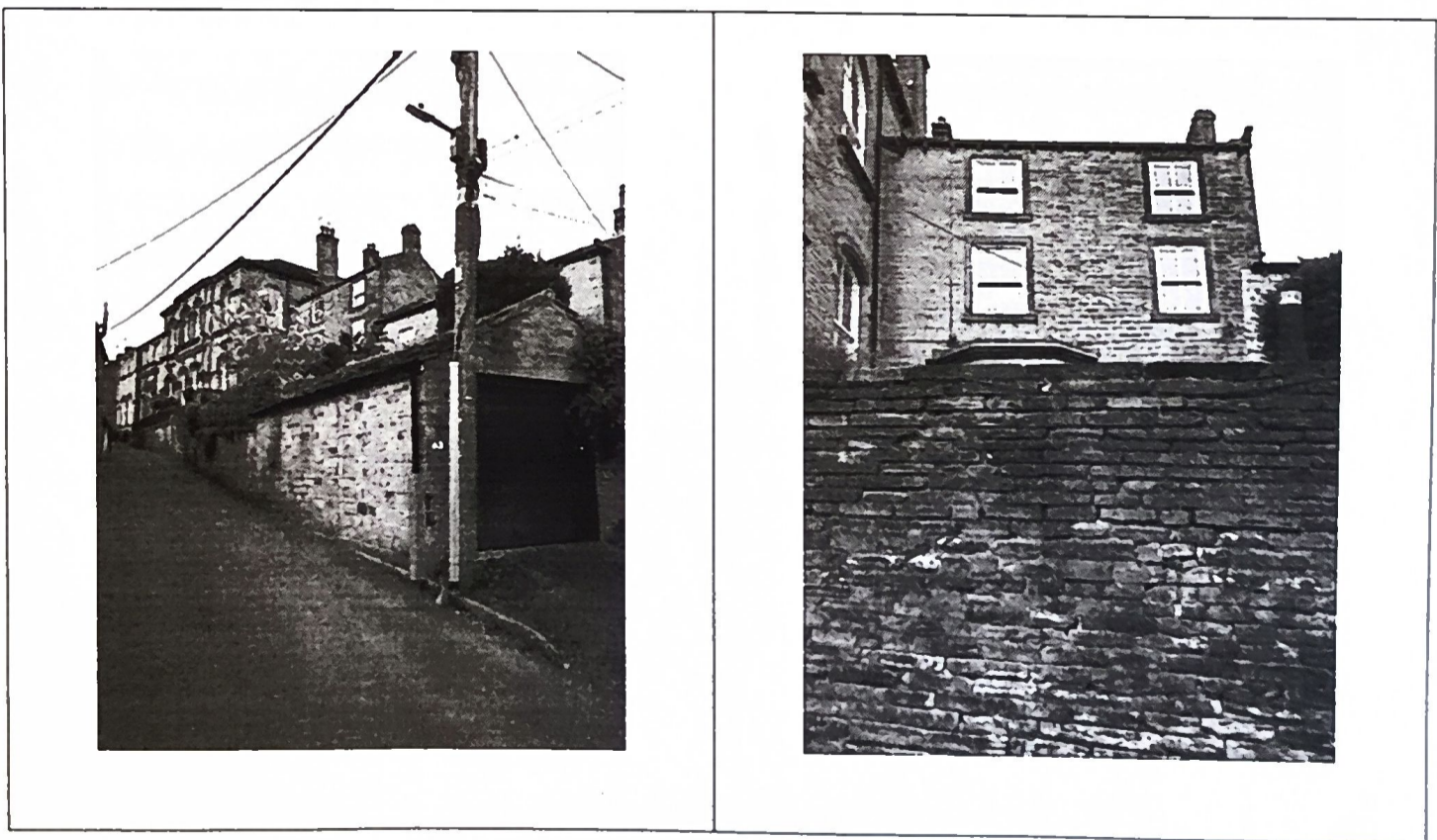


Photo 3 – view from Cemetery Road

