

**Consultation Response from KC,
Conservation & Design**

2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Demolition of existing vicarage and erection of 10 apartments

Date Responded:30/7/25

Responding Officer:SC

Responding Ref:

The site is located to the immediate east of the Grade II Church of St Marys. As existing the site in question holds a late 1950s detached house, constructed in brick and is noted on the OS maps as the Vicarage, assumed to be in association with the Church. The existing building is not of any significant merit, however, there is some historical association with the Church. The front boundary of the site is a stone wall, while in a different style to the main church wall, does provide continuity to the character. To the western boundary of the site, closest to the Churchyard is a line of mature trees, which offer a positive contribution to the setting of the Church and also provide some natural screening. There are no objections to the loss of the existing building, which is not of historic merit.

We support the retention of the front boundary wall to be retained and repaired as and where required, and if reduced to 1 metre high should be coursed to match and it should retain the stone coping. We would also make it clear that the trees to the western boundary must ensure they are retained. This should also include the boundary wall to the western elevation which is associated with the Church.

In respect of the proposed design, we would raise no concerns with the intention of a single-storey development and the design is acceptable. We consider that the development would need to be constructed in natural stone on the front prominent elevation and roofs to be finished in natural slates to be appropriate within the setting of the Grade II listed Church. Buff brick is acceptable for the sides. Windows should be either timber or metal, and doors in timber and all should be recessed by a minimum of 100-150mm, guttering should be in metal. Bollards if considered necessary should be metal.