

Consultation Response from KC, Conservation & Design

Application: 2025/91370

Address: Land at, Gynn Lane, Honley, Holmfirth, HD9 6LF

Proposals: Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure and associated works

Land at Gynn Lane lies within approximately 50 metres of the Grade II listed cottages at 30–32 Gynn Lane. The submitted plans demonstrate that a substantial buffer of land is retained between the proposed new dwellings and the listed buildings. This buffer comprises a belt of mature trees, which is to be preserved as part of the development proposals.

At present, the development site is not visible from the listed cottages due to this established woodland belt. As the proposals retain this woodland in full, the existing visual barrier will remain unchanged. Consequently, there will be no visual impact on the setting of the listed buildings.

Furthermore, the height and scale of the proposed dwellings mean they will not be visible above or through the established tree cover when viewed from the listed cottages. This further reduces any potential effect on the heritage asset.

Overall, the proposals result in minimal impact on the significance and setting of the listed buildings and are therefore considered to comply with Policy LP35 of the Kirklees Local Plan, which seeks to ensure that development preserves or enhances the significance of designated heritage assets.