

Client:

Ms L. Edgar & Ms E. Wood

Title:

Planning & Heritage Statement

Project:

Proposed garage conversion and alterations to form new openings and Roof lights.



Date:

21.05.2025

Ref:

306-25-R1

Location:

**Mugup Barn
Mugup Lane
Towngate
Hepworth
Holmfirth
HD9 1TE**

Company No. 11767012

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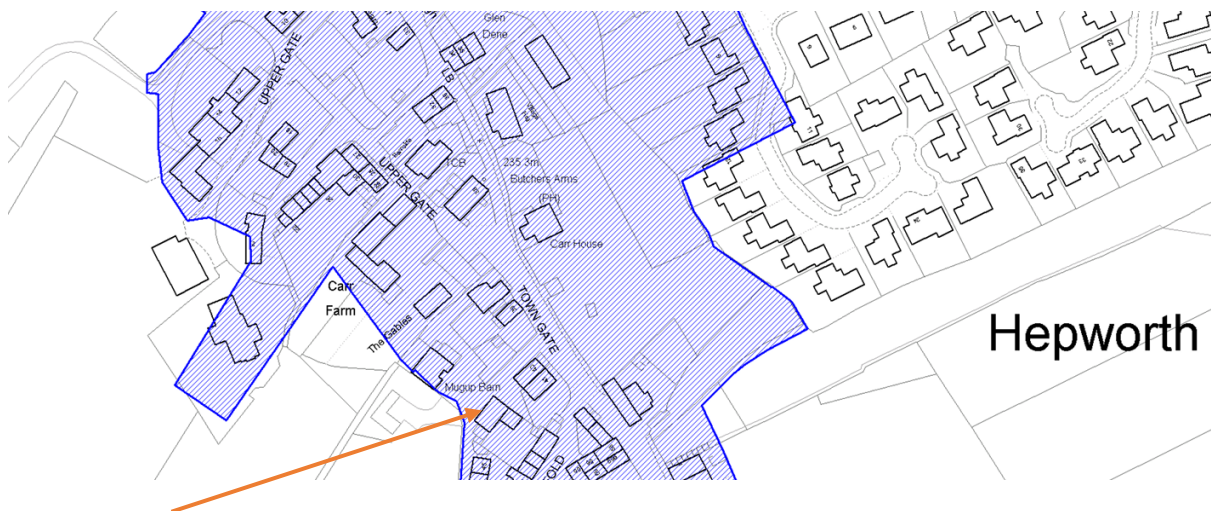


Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Application (within a Conservation Area) for the conversion of an existing garage and the formation an alteration of openings and roof lights at Mugup Barn, Mugup Lane, Towngate, Hepworth, Holmfirth, HD9 1TE.

Context

- The site is situated within the curtilage of the Hepworth Conservation Area and therefore Kirklees planning policy guidance on conservation areas has been consulted and designed accordingly. The property is not Listed.
- The existing site covers 0.0393 hectares.
- The property is a two storey detached stone property, formerly a barn constructed circa 1800's and converted in 1997 via application 96/62/93150 with access to the front served off Towngate via Mugup Lane with a driveway providing off street parking for a 3 vehicles.



Amount and Appearance

- The application seeks approval for a garage conversion and alterations and enlargement of openings to the external elevations. The proposals do not include any extensions or increase in footprint to the building.
- All external alterations proposed are in keeping with the host property and the immediate and wider setting of the Conservation Area.
- The proposed openings to the principle elevation reflect the existing style and character of the property and are modest in size and scale.

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- The proposed garage door infill is to be undertaken using reclaimed stone to match the existing and all new fenestration is to be timber casement, in a similar architectural style to the existing building and surrounding properties.

POLICY LP35: Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.

- The existing garage structure and rear lean-to is a later addition to the property, erected at the point of conversion. The proposed enlarged fenestration to the rear is not visible from any public vantage point and will not affect the Conservation Area. Introduction of the patent glazing to the roofscape is situated to the rear of the property, will not be visible from the street scene and will not affect the Conservation Area setting.
- The proposal outlined in this application aims to meet any points in relation to policy LP35 of the Kirklees UDP:

“Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:”

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

- The material palette used for the proposal has been selected to match that of the existing dwelling along with the immediate and wider context, and the Conservation Area as a whole and therefore complies with policy LP24 of the Kirklees UDP.
- In conclusion, the proposal will have no detrimental impact to the Conservation Area and will also improve some aspects of the current property.

Access

- The existing garage is already partially converted and due to its siting, a vehicle cannot manoeuvre into the garage.. The proposals do not result in any increase in the requirement for off-street parking. 3 off street parking spaces are available, the existing property is 3 bedrooms therefore exceeds the requirements for parking provision.
- Access from Mugup Lane will remain as per the existing situation. Vehicle manoeuvres will benefit from the widening of the existing entrance.



Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

