

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

2025/92327 - Land adjacent to, 185, Woodhead Road, Holmbridge, HD9 2NW

Erection of 4 dwellings (within a Conservation Area)

Date Responded:16/2/26

Responding Officer: JT

Responding Ref:

The application proposes the development of four dwellings on an unoccupied parcel of land situated adjacent to a terrace of Grade II listed buildings and within the Hinchliffe Mill Conservation Area. A detailed Heritage Statement has been prepared in support of the proposal, confirming that the development will have no detrimental impact on the significance or setting of nearby designated heritage assets. Careful design measures have been incorporated to ensure the scheme is sympathetic to the character, appearance and historic context of the conservation area.

Siting and Massing

The proposed dwellings are deliberately positioned set back from the roadside, in contrast to the existing listed terrace which sits directly at the road edge. This approach helps maintain the sense of openness currently experienced along this part of the street scene. Although the dwellings extend down four storeys at the rear due to the site's topography, the principal elevation presents as single-storey, thereby limiting visual impact from the street scene and reducing competition with the scale of the adjacent listed buildings.

The site in its current condition is overgrown and unmanaged. The proposed development will bring the land back into a positive and purposeful use while maintaining the openness and rhythm characteristic of the conservation area.

Design, Form and Materials

The form and materials of the proposed dwellings are sympathetic to the area. The buildings incorporate natural coursed stone, pitched roofs, and a form consistent with the historic architectural language of the area.

To ensure the development sits in harmony with its surroundings, the façades will utilise natural coursed stone, complemented by natural ashlar cills and string courses. These details reflect traditional detailing commonly found within the conservation area and reinforce the building's contextual appropriateness.

Conclusion

The scale, massing, architectural detailing and material palette have been carefully considered to ensure the proposed dwellings do not cause significant harm to either:

- the special interest or setting of the Grade II listed buildings; or
- the character and appearance of the Hinchliffe Mill Conservation Area.

The development is respectful of established streetscape patterns and the historic significance of neighbouring heritage assets. As such, the proposal is considered to be comply with Policy LP35 (Historic Environment) of the Kirklees Local Plan, which requires that new development preserves or enhances the significance of heritage assets and their settings.