Consultation Response from KC, Conservation & Design
2025/92713 Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Reserved matters application persuant to outline permission 2023/92079 for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls and discharge of details reserved by conditions 4 (noise), 5 (BEMP), 6 (Arboricultural Impact Assessment), 7 (safety and security), 8 (landscape), 9 (LEDS)
Date Responded: 24/12/25 Responding Officer: SC Responding Ref:

The proposal site is situated on land close to the northern boundary of the Gomersal Conservation Area, which also wraps around the west of the site. The proposed access to the site is to the south, between mid-20th century semi-detached properties with no historical or architectural significance. The proposed access from Moor Lane requires the widening of an existing narrow access to the site. This would cause no harm to the setting of the conservation area and therefore the Conservation and Design Team has no objections to the proposed access.

Where the front garden boundary wall of 25 Moor Lane is altered, we would recommend that the existing copings are reclaimed and re-bedded on the lowered wall. Instead of installing a modern fence on the front garden boundary of 27 Moor Lane, we would recommend that a natural stone wall with deep copings is built to reflect the local vernacular character of the traditional boundary features in this area.

To the west of the site and within the conservation area is the Grade II* listed Peel House, Manor House at 14 Knowles Lane, a mid-late 17th century manor house constructed in stone with some timber framing. There are concerns about the removal of trees on the west boundary. Retention of as many trees as possible on the west boundary would help to preserve the setting of the listed building.

The use of local natural stone should be conditioned for the houses, to be coursed to fit in with the character of the nearby Conservation Area. Use of a natural slate would be preferred within close proximity to the Conservation Area and listed building, but I note there are alternative products on many new houses in this area. Slate would be encouraged on the plots closest to the listed building. Good quality boundary treatment is encouraged on the boundary near the listed building which could include native tree/shrub planting, hedge or stone wall. These details would help to reduce the impact on the setting of this important Grade II* listed Manor House.