

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

2025/93394 Rowley Mills, Penistone Road, Fenay Bridge, Huddersfield, HD8 0LE

Erection of 3 storey front extension and 2 storey rear extension of Rowley Mills with associated car park amendments, ancillary structures and landscaping; first floor roof extensions, car park amendments and landscaping at International House with new access infrastructure and pedestrian crossing facility

Date Responded:23/3/26

Responding Officer: SC

Responding Ref:

This site does not contain any heritage assets but could be considered to potentially be within views of the Grade I listed Woodsome Hall to the north west.

The existing site is quite low in the valley close to the A629 road and is well landscaped and screened by existing mature trees. There are proposals for an extra row of parking which would require removal of some trees at the front but there would still be a buffer of trees to screen the site from the road and other landscape views. There might be some views through in the winter. If replacement planting is proposed then consideration could be given to some native evergreen varieties to strengthen the tree belt in future at the frontage if appropriate.

There are proposals for a new 2 storey rear extension that would be set low into the hillside adjacent to existing buildings so these would not really be visible except from within the site, so would not have a visual impact.

At the front of the main block of buildings an existing 1940's stone house is proposed to be replaced with a new 3 storey building extension. The scale is higher than existing buildings, but due to the mature trees at the front and the design and materials, it is unlikely that this extension would be visible in the landscape or within views from Woodsome Hall. The materials are appropriate and include a plinth of natural coursed stone, timber cladding with a natural finish and dark grey cladding with a sedum roof in an organic form. The palette of materials and colour finishes should ensure that the materials would not appear to be unduly prominent in the landscape from distant view points.

Across the road at the Paxman site, the existing single and two storey building is proposed to be extended by increasing the height of the single storey elements to the same height of the central two storey part. Provided that matching materials are used of dark colours, then these extensions would also not be unduly prominent with the landscape. This site also benefits from mature trees at the boundary treatment. Again, if appropriate consideration could be given to planting of native evergreen shrubs and trees to strengthen the green buffer in winter views. There is an attractive natural dry stone wall with coping at the frontage that should be retained.

Any signage proposals in future should be of an appropriate size, quality materials, colours, fonts and without illumination where possible to protect the amenity of the area.

In conclusion it is considered that the proposals would be in compliance with Policies LP24 and LP35 of the Local Plan.