



HERITAGE STATEMENT

Change of use of B&B back to a single dwelling

at:

Holmleigh
141 Church Street
Netherthong
Holmfirth
HD9 3EA

for:

Mrs Anna Theanne

job nr:

26005

date:

05 March 2026

1. Introduction

This Heritage Statement supports the planning application for the change of use of Holmleigh at 141 Church Street, Netherthong, Holmfirth from its current use as a boutique bed and breakfast to a private dwelling. No internal or external alterations are proposed as part of this application. The purpose of this document is to assess the heritage significance of the property and demonstrate that the proposed change of use will sustain and protect its historic and architectural value.

2. Site and Property Description

Holmleigh is a substantial Georgian/Regency residence dating from circa 1820, situated prominently along Church Street in the historic village of Netherthong. The property stands within generous landscaped grounds, with a sweeping driveway, wooded areas, lawns, and a courtyard that provides access to car ports and outbuildings. It benefits from far reaching views across the Holme Valley, contributing to the village's traditional character and sense of place. Historic mapping also identifies the property as 'Holmleigh' on mid 20th century records, confirming its long-established presence within the settlement.

3. Historical and Architectural Significance

Holmleigh holds considerable heritage value due to its early 19th-century origins and architectural features such as its grand entrance hall, Minton-tiled flooring, timber staircase, period reception rooms, and landscaped grounds.

4. Contribution to the Local Heritage Context

Holmleigh's scale, age, and architectural detailing contribute significantly to the character of Church Street and the wider village. Its prominent siting and mature landscaping enhance the area's visual quality.

5. Proposed Development

This application seeks approval for change of use only: from Boutique B&B to Single Private Dwelling (C3 Use Class), with no alterations to the building fabric, layout, or external setting. A planning application was made in October 2019 for change of use of part of the dwelling for use as bed & breakfast. Permission was granted 4th December 2019. This permission was implemented and has been in operation since then.

The purpose of this application is to reverse this process and for the whole building to be reverted back to a single dwelling.

6. Relationship to the Adjacent Listed Building

Holmleigh sits immediately beside 141A Church Street, a Grade II listed early to mid 18th century weavers' cottage. The two properties together form part of the historic built fabric of Netherthong and contribute to the Netherthong Conservation Area. As no physical works are proposed, the change of use will have no harmful effect on the listed building or its setting.

7. Assessment of Heritage Impact

Because no physical works are proposed, the change of use results in no impact on historic fabric, architectural detailing, internal layout, external appearance, or landscape setting.

8. Mitigation Measures

As no works are proposed, commitments include continued maintenance of original features, careful stewardship of historic character, and preservation of landscaped areas.

9. Conclusion

The proposed change of use introduces no physical changes and therefore causes no harm to the heritage value of Holmleigh, 141 Church Street, Netherthong, nor to 141A Church Street, Netherthong.

The proposal aligns with heritage policy and supports long-term conservation.

Accordingly, the proposal should be considered acceptable in heritage terms.

ADP Architecture and Design Ltd