

HERITAGE IMPACT ASSESSMENT

location	5 Well Hill, Underbank Old Road, Holmfirth, HD9 1EG.
application	Removal of Flat Roof front Porch, Erection of Replacement Front Porch, Internal and External Alterations to Property within Underbank Conservation Area.
client/applicant	Michelle Smith
job number	26/1293
date	April 2026

Ltd

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INTRODUCTION

This Heritage Impact Assessment forms part of the planning application for the proposed Removal of Flat Roof front Porch, Erection of Replacement Front Porch, Internal and External Alterations to Property within Underbank Conservation Area at 5 Well Hill, Underbank Old Road, Holmfirth, HD9 1EG.

The application seeks planning/conservation area consent for the removal of an existing flat roof over the porch and the formation of a lean-to, stone slated covered roof. Other alterations are proposed as illustrated on the accompanying plans (replacement windows – removing Upvc and replacing in double glazed timber windows incorporating/reinstating stone mullions, formation of new openings to the rear of the property at first floor level and an internal reconfiguration).

The proposals have been arrived at with three principle driving factors in relation to the previously approved application.

1. To improve the aesthetic values of the dwelling in relation to the Conservation Area.
2. To improve the thermal efficiency of the dwelling.
3. To provide a more functional property for the occupants who will occupy the property upon completion of the works.

Ms. Smith wishes to take this opportunity to enhance the property aesthetically to create a more architecturally coherent, thermally efficient, secure and in keeping dwelling that meets her needs.

The existing flat roof to the porch, we contend, impacts negatively aesthetically (and thermally) especially considering its prominent principal elevation location.

The new lean-to roof will be more in-keeping and also be thermally insulated.

In policy terms, both national (The National Planning Policy Framework (NPPF)) and Kirklees Local Plan, the Proposals, we contend, are capable of meeting all policy requirements and in particular the overarching context in favour of sustainable development.

SCALE

The scale (overall height) of the host property as a whole will not increase as a result of the proposals. The proposed lean-to roof will be a subservient addition to the property.

DESIGN/APPEARANCE

The overall proposals aim to improve the appearance, security, thermal ability and longevity of the dwelling.

The removal of white UPVC windows and reinstatement of natural stone mullions with timber windows is sympathetic to the conservation area setting.

LANDSCAPING

The landscaping will remain as existing as part of the proposals, this will be enhanced/cleared and improved upon once the property is occupied once again.

ACCESS/HIGHWAYS

No changes to access will be made as part of the proposed scheme.

CLIMATE CHANGE / ENERGY EFFICIENCY

A Climate Change Statement has been prepared and accompanies this application.

Several climate change mitigation measures have been incorporated into the replacement of the porch.

These include;

- Greater thermal efficiency.
- Use of highly recyclable materials.
- Improving the visual context of the locality.
- Use of natural materials as opposed to plastics.

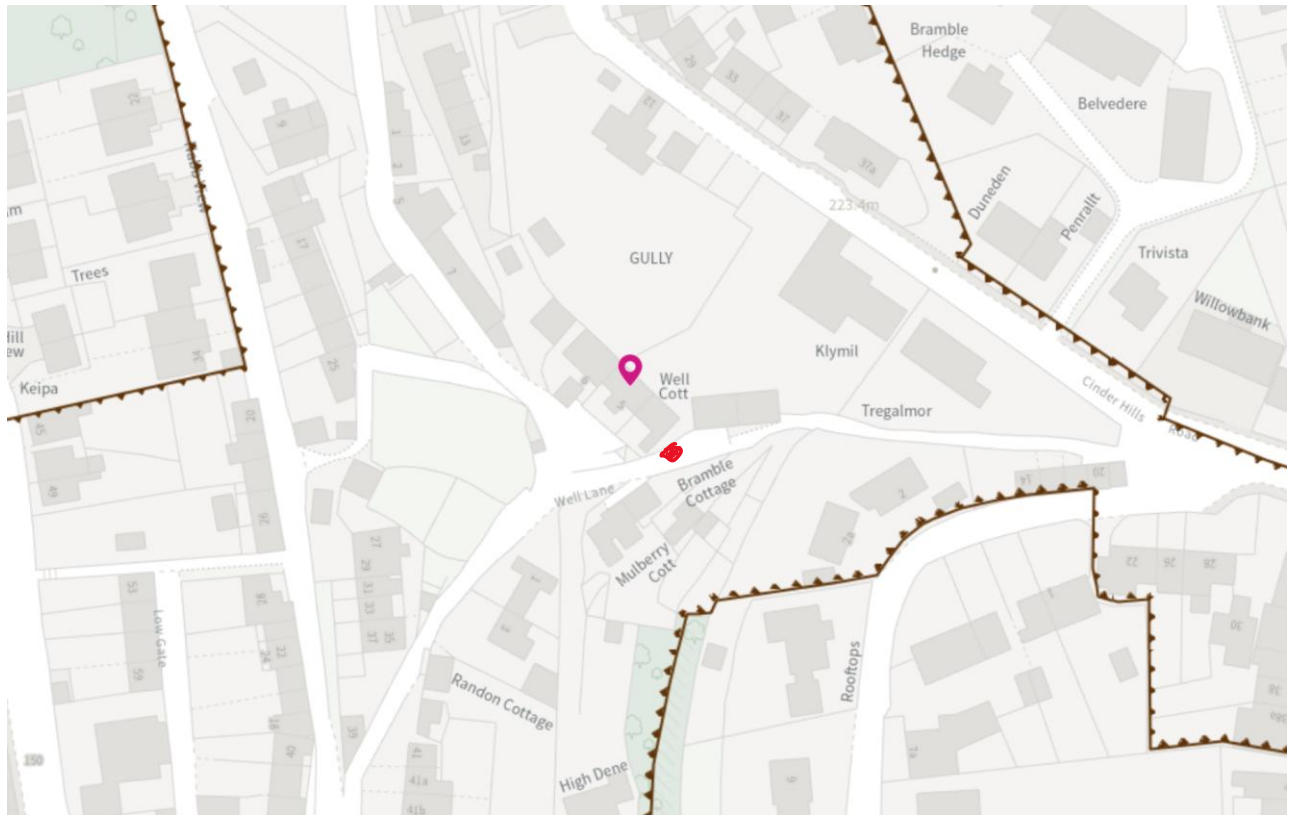
Considering the above we contend that the proposed development would therefore have a positive impact on climate change and complies with Kirklees Local Plan Policies LP24 and LP26.

PLANNING HISTORY

There is no planning history relating to the subject property on the publicly accessible website.

HERITAGE IMPACT ASSESSMENT

The property is not listed but is within the Underbank Conservation Area.



Paragraph 210 in the NPPF states that, *“in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

The overall scheme has been carefully considered and designed to ensure that the proposed alterations improve the character and appearance of the property and site, enhance the setting of the nearby listed buildings and preserves and improves the visual amenity of the Conservation Area.

The extension will not disrupt views of the close-by listed buildings or appear unduly prominent.

The proposed development is therefore considered to be acceptable in relation to heritage impact and accords with the aims of Chapter 16 in the NPPF and Local Plan Policy LP35 (Historic Environment).

CONCLUSION

As referred to within this statement, we contend that the proposals are acceptable in relation to visual amenity, residential amenity, heritage impact and highways matters. The proposals accord and comply with all relevant local and national policies.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A

PROPERTY PHOTOS (23/01/2026 & 18/02/2026)











