Sent: 24 September 2026 11:48

Cc: Conservation Design; Planning ContactCentre
Subject: 2026/65/91997/E - Late Objection due to Lack of Notification

Importance: High

Good morning Amanda

We are writing to formally register an objection to the Listed Building Consent for the internal alterations at West House Annex, Oxford Road Gomersal.

We are aware that the official comment deadline has passed, however as the
we were not notified of this application. As our home is also a protected curtilage structure which directly shares a boundary and setting

with the site we feel we should have received a statutory consultation notice. We request that these comments are accepted and given full consideration before the application is determined.

We object to the proposal on the following grounds.

Omission of Elevation Plans. The submitted drawings completely fail to show our property and by omitting a cross section of the proposed mezzanine floor relative to our house, the applicant has hidden the direct line of sight from the windows into our home/garden. They also exclude any detail of the West elevation of the annex.

Overlooking and Loss of Privacy via Mezzanine. The application proposes the installation of an internal mezzanine floor. This structural change elevates the internal floor level to a point where a previously high-level, completely inaccessible window will now become a primary active viewpoint. This window will look directly into the kitchen/dining area of our home, as well as directly down into our back garden and private seating area. This creates an intrusive, permanent and unacceptable loss of residential privacy. The windows overlooking our property (briefly described in the Built Heritage Statement as 'bulls eye' windows), historically featured external shutters and were designed as screened or closed fixtures to provide ventilation/high level light, without creating a functional open outlook.

Omission of Impact in the Application. The applicant's submission fails to mention, assess or mitigate this newly created overlooking issue. The impact of internal structural changes on the primary living spaces and outdoor amenities of an adjacent heritage property is a material consideration that has been ignored in the plans.

Inaccurate Property Designations. In the submitted Built Heritage Statement the applicant references 64 Latham Lane - to be absolutely clear there is no such property on Latham Lane. it also references the annex as a former coach house which is misleading given our property has been identified as The Coach House since its conversion in 1986.

Harm to the Setting of Adjacent Curtilage Heritage. As our property is a curtilage listed structure its historic setting and quiet enjoyment are protected under heritage guidelines. The close proximity of this new overlooking viewpoint directly encroaches upon and degrades the historic character and privacy of our home.

Failure to Maintain Ancillary Status as an Annex. This structure holds planning status as an annex to West House, not as an independent dwelling unit. The council must ensure that internal intensifications do not inadvertently facilitate an unauthorised material change of use that intensifies residential impacts on immediate neighbours.

Due to the lack of prior notification, the factual inaccuracies regarding neighbouring properties in the applicant's submission and the severe privacy impact on our home we urge the council to refuse Listed Building Consent.

We would be happy to meet you on site to discuss this further or if you would like us to provide photographs please let us know.

We would be grateful if you could acknowledge receipt of this email and confirm that our comments will be taken into account by the planning department.

Yours sincerely