

PRIOR APPROVAL TO DEMOLISH

FOR

43 FENAY BRIDGE ROAD
HUDDERSFIELD
HD8 0AY

ON BEHALF OF
B ELLIOTT PROPERTY LTD

DATED: AUGUST 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 - NOTICE TO DEMOLISH

1.01 – This is notice that B Elliott Property Ltd intend to demolish the property known as 43 Fenay Bridge Road, HD8 0AY. No. 43 is a semi-detached, brick built property, see photographs 1 and 2.



Photograph 1 - 41 and 43 Fenay Bridge Road. No.43 is the semi to the right hand side of the photograph.

1.02 – The proposal is to carefully take down No. 43, whilst maintaining the party wall and chimney, which will be supported structurally. A new masonry skin will be constructed and tied into the party wall. Insulation will be incorporated within the construction. No.41 will then remain as a detached property.



Photograph 2 – The rear of 41 and 43 Fenay Bridge Road. No.43 is the semi to the left hand side of the photograph.

1.03 – The applicants own the large field that runs to the rear of No. 43 (to the West) and leading up to Wakefield Road. The applicants propose to farm this land including the introduction of livestock. The current access lane, between No. 43 and Nos. 47/49 Fenay Bridge Road, is inadequate for this purpose. See Photograph 3. Access is very limited for agricultural vehicles, particularly those towing trailers or animal transportation.



Photograph 3 – Current limited access lane to field.

1.04 – The proposed demolition of No. 43 is also aimed at future proofing the site that is designated for housing in the local plan. As mentioned the applicants short/medium term plan is for agricultural use, however the option remains to develop the site for residential use meaning a 5.5m wide road with 2.0m footpaths and improved visibility will be essential, and currently not achievable.

2.0 – ECOLOGY

No. 43 is not suitable for bird or bat habitation. The roof is in a good condition, with blue slates offering no potential for roosting / habitation. The walls are red brick with tight cement pointing. The applicants will however engage an ecologist to attend site when the roof slates are being removed to oversee the works.

3.0 – CONCLUSION

3.01 – The proposals will enable an improved vehicular access to the large field to the rear of the property for short, medium and long term usage.

3.02 – The work will be carried out in a safe manner and will retain the adjacent attached property as a detached property.

3.02 – Therefore the demolition of the property is essential.