Heritage Statement

30A Huddersfield Road, Holmfirth, HD9 2JS

This Heritage Statement has been prepared in support of a planning application for the change of use of part of the premises at 30A Huddersfield Road, Holmfirth, to a self-contained holiday-let unit. The application site lies within the Holmfirth Conservation Area.

The proposal relates primarily to the change of use of part of the premises to visitor accommodation. No external alterations are proposed. Any works required are limited to minor internal fit-out works associated with the formation of the holiday-let accommodation. The external appearance of the building will remain unchanged and the proposal will have no adverse impact upon the character, appearance or significance of the Holmfirth Conservation Area.

Part of the premises will continue to operate in connection with the existing tea room use, whilst existing office, storage and ancillary floorspace associated with the wider premises will be used to provide visitor accommodation.

The proposal does not involve the loss of historic fabric, external alterations, changes to the building's appearance, or works affecting the character or appearance of the Holmfirth Conservation Area. The development is limited to the change of use of existing internal floorspace together with minor internal fit-out works associated with the formation of the holiday-let accommodation. As a result, the proposal will preserve the significance of the building and its setting and will preserve the character and appearance of the Holmfirth Conservation Area.

The proposal will support Holmfirth's established visitor economy and contribute to the vitality of the town centre. As no external alterations are proposed, the development will preserve the character and appearance of the Holmfirth Conservation Area. The proposal therefore accords with the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It is considered that the proposal will have no harmful impact upon heritage assets or the wider historic environment and represents an appropriate and sustainable use of the building.