

HERITAGE IMPACT ASSESSMENT

location	Oak Dene Cooper Lane, Holmfirth, HD9 3BP
application	Dormer Loft Conversion
client/applicant	Mr & Mrs A Lyons
job number	26/1347
date	June 2026 Rev A August 2026



Ltd
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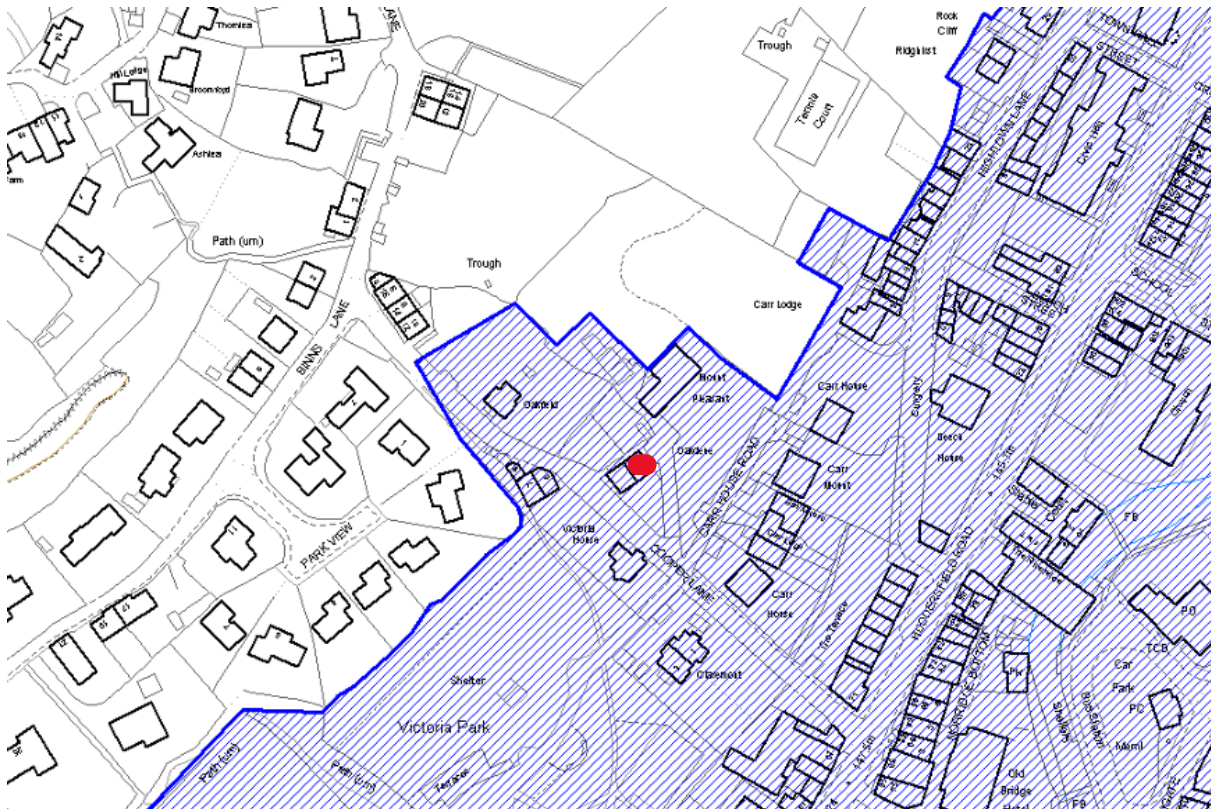
Company Registration Number: 09898149 - Company Registered in England and Wales

The application seeks permission for a Dormer Loft Conversion at Oak Dene, Cooper Lane, Holmfirth, HD9 3BP

The land under ownership of the applicant falls within the Holmfirth Conservation Area. The dwelling is not a listed building. The land and area of works cannot easily be seen from any public highway. Oak Dene is located off the North East of Cooper Lane with traditional style construction and materials to the area.

The significance of Conservation Areas are outlined by Kirklees as follows; *“Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced.”*

As the preservation of character is paramount when designing within a Conservation Area it is key to note that all proposed works are to be in keeping with the immediate locality to provide a future benefit for the dwelling.



The is no relevant planning history on the public records relating to this property.

PROPOSALS

The proposals are to form 2 new modest pitched roof dormers to mimic the adjoining neighbouring property to create an En-suite bathroom within the proposed loft bedroom.

Currently, the loft of the dwelling is of an awkward size, with limited useable floor space. To incorporate an en-suite additional measures are required to provide sufficient headroom and functional floor space.

The materials are in keeping with the immediate locality. The roof will be stone slate, the dormer face and cheeks will be clad with code 4 lead.

The proposed rooflight to the rear roof slope is a Conservation rooflight.

The circulation and access within the internal space will not change as a result of the new en-suite.

USE

The proposed use of the site will not change as a result of this proposal.

PROPOSED APPEARANCE

We contend the proposed works significantly enhance the overall setting, and future use of the dwelling.

MEANS OF ACCESS

There is no proposed change to the means of access to the site.

LANDSCAPING

There are no changes to the landscaping as a result of this proposal.

ECOLOGY

There will be no changes to the ecology of the site as a result of the proposals, the property is due to be fully re-roofed (slates to be reused). It's important to note this proposed re-roof does not require planning or conservation area consent.

HIGHWAYS

The proposals have no impact on the highway/vehicular movements.

LAYOUT

The minimal changes to layout can be seen within the drawing package for the proposals.

SCALE

No change

CONCLUSION

Considering the use of negative space, visual amenity and enhancement for future use we contend the proposals provide a benefit to the current user, future property users and setting as a whole.

The proposals provide a significant benefit to dwelling/users and therefore should be approved.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

SITE/PROPERTY PHOTOS







