



Hinchliffe Mill

Section 73 Planning Statement

Variation of Condition 2 of planning permission 2021/62/90800/W

Plots 1, 2, 17, 18 and 19

Hinchliffe Mill, Water Street, Holmbridge, Holmfirth HD9 2NX

PREPARED BY HOLROYD HOMES

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Purpose and scope

This statement has been prepared by Holroyd Homes in support of an application under section 73 of the Town and Country Planning Act 1990. The application seeks to substitute revised plans for Plots 1, 2, 17, 18 and 19, together with the associated layout.

The approved total of 19 homes remains unchanged. The residential use, access strategy, retained mill conversion and the overall organising principles of the site also remain as approved. The revised designs provide more practical family accommodation while retaining the contemporary industrial character established for the development.

Plots 1 and 2 are an evolution of the approved designs and retain the north-light roof concept associated with the former north-light building on this part of the site. Plots 17-19 have been redesigned more substantially. The revised group takes its cues from the retained mill, uses lower and simpler forms, and is materially smaller in footprint and volume than the former portal-frame shed which occupied this part of the site.

19

homes remain

5

plots revised

0

change in dwelling count

1

retained mill remains the focus



The retained mill and mill pond within the Holme Valley setting.

1 Site, permission and Section 73 scope

Planning permission 2021/62/90800/W was granted in August 2025 for the redevelopment and change of use of the former mill site to form 19 homes. Work on the development has now commenced. A previous Section 73 permission, 2026/70/90162/W, accepted revised designs for Plots 10-16 together with changes to the retained mill. The detailed architecture has therefore already evolved while the overall development and its design concept have remained intact.

A Section 73 permission sits alongside the original planning permission. This application is limited to detailed design, internal arrangement and siting changes. It does not change the operative description of development, the number of dwellings or the residential use. Any necessary deed of variation to the existing planning obligation can accompany the new permission.

Proposed site layout



S73 Site Layout - drawing 2559-0308-P06. The amended plots sit within the approved 19-home site structure.

2 Heritage and site context

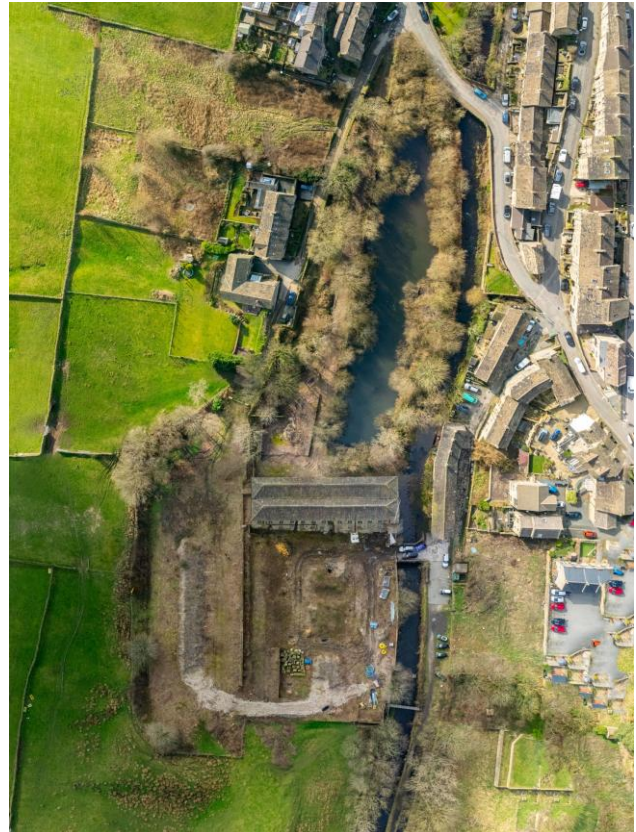
The retained multi-storey mill is the principal historic building on the site and remains its visual anchor. The former complex was considerably more extensive than the building which survives today. It included a north-light mill building in the area of Plots 1 and 2 and a large steel portal-frame shed in the area of Plots 17-19. The site was therefore not historically open.

The character and significance of the place comes from the retained mill, the memory of the wider working complex, the industrial building forms and spatial relationships, local stone and the regular rhythm of openings. These are the features which have informed the revised designs.

A public footpath crosses the field to the north, HOL/95/10. Views from it are relevant to the assessment, although the current open foreground is a relatively recent condition following demolition. The assessment therefore needs to have regard both to the approved residential scheme and to the historic built form which previously occupied the site.



Site following demolition of the former industrial buildings, with the retained mill at the centre.



Aerial view showing the retained mill, mill pond and the wider site within the valley.

3 Design development

3.1 Plots 1 and 2 - evolution of the approved design

Plots 1 and 2 remain clearly related to the approved One17 scheme. The north-light roof language, natural stone walls, dark standing-seam elements and robust openings are retained. The plans have been enlarged and reorganised to provide more useful kitchen, dining and living spaces, utility and boot-room accommodation, home-working space, improved circulation and family bedroom suites.

This approach is specific to this part of the site. A north-light mill building formerly stood here, so the repeated roof profile remains a contemporary reference to the building which occupied the site. Plot 2 also uses its relationship with the retaining wall as part of the design. The result is an evolution of the approved concept rather than a different architectural idea.



Street scenes for Plots 1-2 and Plots 17-19 - drawing 2559-0315-P03.

Plots 1 and 2 - plans and elevations



Plot 1 - plans and elevations, drawing 2559-0313-P03.



Plot 2 - plans and elevations, drawing 2559-0314-P03.

The full planning drawings accompany the application. They are reproduced here to show the relationship between the revised internal layouts and the external architectural treatment.

3.2 Plots 17-19 - a closer relationship with the retained mill

Plots 17-19 needed a different response. The approved houses were more domestic in their composition, with secondary projections and prominent glazed gables. They also used north-light references even though that roof form was not historically present on this part of the site. The revised houses instead take their architectural cues from the retained mill immediately alongside them.

The elevations use simple two-storey ranges, strong stone wall planes, vertically proportioned multi-pane windows, repeated bays and consistent heads and cills. Brick is used sparingly and the darker garage and entrance elements remain subordinate. Read together, the three houses form a coherent group which supports rather than competes with the retained mill.

The paired dual-pitched roofs reflect the repeated pitched profile of the retained mill and the wider tradition of Pennine mill architecture. Splitting the roofs avoids one broad roof plane and reduces the apparent mass. The proposed 6.73 m ridge (180.13) is 0.54 m below the approved 7.27 m main ridge (180.67) and 1.29 m below the approved 8.02 m highest gable ridge (181.42). This represents reductions of approximately 7.4% and 16.1% respectively.

The revised homes are larger internally, providing the space, storage, utility accommodation, home-working provision and bedroom arrangements expected of family houses. That additional accommodation is contained within simpler, more coherent forms which are easier to build and sit more naturally within the industrial character of the site.



Current redevelopment works with the retained mill remaining as the principal historic building on the site.

Plots 17-19 - elevation studies



Plot 17 - principal elevations, drawing 2559-0312-P05.



Plot 18 - principal elevations, drawing 2559-0311-P05.



Plot 19 - principal elevations, drawing 2559-0310-P06.

3.3 Materials and layout

The material palette remains natural walling stone, blue slate, dark-framed aluminium windows, standing-seam metal and selected areas of rustic or reclaimed brick. The approved access arrangement, mill conversion and overall site structure remain unchanged. Parking and garages are redistributed within the amended plots.

4 Quantitative comparison

The increases in floor area are material and are not described as minor. Their acceptability rests on the unchanged number and use of dwellings, the improved family layouts, the simpler industrial architecture, the reduced ridge heights to the northern group and the relationship of the revised buildings to their plots, views and heritage setting.

Plot	Approved GIFA	Proposed GIFA	Change
1	206.0 m ²	263.0 m ²	+57.0 m ²
2	195.0 m ²	253.5 m ²	+58.5 m ²
17	185.0 m ²	224.0 m ²	+39.0 m ²
18	179.0 m ²	201.2 m ²	+22.2 m ²
19	179.0 m ²	264.6 m ²	+85.6 m ²
Total	944.0 m²	1,206.3 m²	+262.3 m²

4.1 Like-for-like historic footprint comparison

The former industrial floor areas were single-storey footprints. For this comparison, the relevant measure is therefore the proposed ground-floor building envelope rather than two-storey GIFA.

Area	Former footprint	Proposed footprint	Reduction
Plots 1-2	510 m ²	c.295 m ²	c.215 m ² / 42.2%
Plots 17-19	2,050 m ²	c.465 m ²	c.1,585 m ² / 77.3%
Total	2,560 m²	c.760 m²	c.1,800 m² / 70.3%

The proposed houses occupy less than one-third of the combined footprint of the former buildings. On the northern part of the site, the combined footprint of Plots 17-19 is approximately 77% smaller than the former shed. That historic benchmark is relevant when considering massing, openness and the setting of the retained mill.

4.2 Volume comparison

The former portal-frame shed had a footprint of 2,050 m², 6.0 m eaves and an 8.0 m ridge, giving an approximate enclosed volume of 14,350 m³. The connected building envelopes of Plots 17-19 have a combined footprint of approximately 465 m², 5.5 m eaves and a 6.73 m ridge, giving a combined volume of approximately 2,843 m³.

The northern group is therefore approximately 11,507 m³, or 80.2%, smaller in volume than the former shed. Across the two former-building areas, historic built volume was approximately 17,920 m³ compared with approximately 4,908 m³ proposed, an overall reduction of approximately 13,012 m³ or 72.6%.

77.3%

less footprint at Plots 17-19

80.2%

less volume than former shed

72.6%

overall historic-to-proposed volume reduction

5 Heritage impact and design response

5.1 Retaining the mill as the focus

The retained mill is the most important historic building on the site and has been treated as the main architectural reference for the amended plots. The purpose of the redesign has not been to recreate the demolished industrial buildings, but to make the new houses sit more comfortably with the character and scale of the surviving mill.

The starting point is also important. Hinchliffe Mill did not historically stand on its own in an open field. The north-light building at Plots 1 and 2 and the much larger portal-frame shed at Plots 17-19 formed part of the same working complex. The present openness is largely the result of demolition.

5.2 Measures used to limit heritage impact

- Plots 1 and 2 retain the approved north-light roof language, directly reflecting the former building on this part of the site.
- Plots 17-19 use simpler two-storey forms and paired pitched roofs which relate more directly to the retained mill than the approved domestic-style compositions.
- The northern ridge is reduced to 6.73 m, below both approved ridge heights.
- Natural stone wall planes, vertically proportioned multi-pane windows, repeated bays and consistent heads and cills reinforce the industrial character.
- Darker standing-seam garage and entrance elements are kept subordinate to the principal stone elevations.
- The paired roofs break down the overall mass and avoid a single broad roof plane.
- The substantially reduced footprint and volume, when compared with the former industrial buildings, limits the amount of built form within the mill setting.

5.3 Views and setting

The revised houses will introduce built form into views which are currently more open. That change should be considered against both the approved residential fallback and the historic built form of the site.

The approved scheme already establishes houses on Plots 17-19. The revised ridge is lower than both approved ridge heights. Historically, the 2,050 m² portal-frame shed also substantially screened the mill from the north. An uninterrupted view across an empty foreground is therefore neither the approved fallback nor the historic condition.

Plots 1 and 2 continue the industrial narrative through the evolved north-light form. Plots 17-19 establish a clearer architectural relationship with the retained mill through repeated bays, controlled openings, stone wall planes and paired roofs. The retained mill remains visually pre-eminent.

Updated comparative views from HOL/95/10 accompany the application and show the relationship between the revised houses, the retained mill and the gaps between Plots 17-19.



View toward the retained mill from the northern landscape. The amended northern plots have been designed with this relationship in mind.

6 Planning policy assessment

The development plan comprises the Kirklees Local Plan (2019) and the Holme Valley Neighbourhood Development Plan 2021-2031. Local Plan Policy LP24 requires high-quality design which responds to context, scale, massing, layout, materials and local character. Policy LP35 requires development affecting the historic environment to preserve or enhance significance. Neighbourhood Plan Policies 2 and 3 seek locally responsive development and the conservation of heritage assets.

The amended scheme retains the approved site structure and industrial concept. Plots 1 and 2 continue the relationship with the former north-light building, while Plots 17-19 have a lower, simpler and more disciplined relationship with the retained mill. The material palette remains rooted in local stone, slate and dark metalwork. The footprint and indicative volume reductions relative to the former industrial buildings are also relevant to the assessment of massing.

At national level, NPPF Policy DP3(1) requires development to respond to the history, character and features of the site and its setting, while Policy DP4(2)(c) requires that the quality of approved development is not materially diminished by subsequent changes. Policies HE4 and HE5 require harm to be assessed by reference to its effect on the significance of the heritage asset, including the contribution made by its setting; Policy HE6 gives substantial weight to the conservation of designated heritage assets; and Policy HE9 requires development within conservation areas to respond to their special architectural and historic interest.

The amendments maintain the quality of the approved scheme and strengthen the site-specific design rationale. Any localised change in visibility of the retained mill should therefore be considered in the context of the approved fallback, the documented industrial baseline, the reduced ridge height and the revised architectural treatment.

7 Planning balance

The principle of development, the dwelling count and the residential use are established. Plots 1 and 2 refine an approved north-light concept rooted in the building which previously occupied that part of the site. Plots 17-19 replace less site-specific domestic forms with lower, mill-derived designs.

The revised houses provide practical family accommodation, fit within their plots and contribute to the delivery of the wider heritage-led redevelopment. The retained mill remains the principal historic building and visual focus of the scheme.

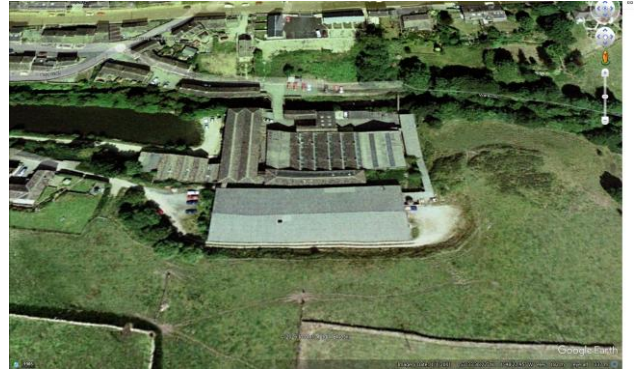
For these reasons, Holroyd Homes respectfully requests that the Section 73 application is granted.

8 Historic aerial photography

Historic aerial imagery included with the original statement shows the retained mill as part of a wider group of industrial buildings. This provides useful context when assessing the present open condition of the site and the proposed residential forms.



Aerial photography 2001 - pre demolition. The former industrial buildings occupied a substantial part of the site.



Aerial photography 2001 - oblique view of the wider mill complex and portal-frame shed.



Site following demolition of the former industrial buildings, before the current redevelopment works.