

**PLANNING APPLICATION WITHIN A CONSERVATION AREA
FOR THE CHANGE OF USE**

FROM

GARDEN ROOM TO AIR BNB

**31 WOODHEAD ROAD
HOLMFIRTH
HUDDERSFIELD
HD9 2JU**

ON BEHALF OF

Miss WHITWORTH & Mr BARRETT

DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

DATED: OCTOBER 2026

**SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01 – The property is an end dwelling with a back-to-back property in a popular residential area of Holmfirth within the Holmfirth Conservation Area.

1.02 – The property is a stone dwelling constructed with ashlar detailing and natural blue slate roofs.

1.03 – There is vehicular access via a driveway to the rear of the property and pedestrian access from Woodhead Road.

2.0 – CONSERVATION AREA

2.01 – The site is located within the Holmfirth Conservation Area.

A Conservation Area is defined as an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a Conservation Area increases control over minor development and protects trees within its boundaries.

3.0 – PROPOSALS

3.01 – The proposal is for a Change of Use from Garden Room to an Air BNB.

3.02 – The rear garden area is an open private space adjacent to the river.

3.03 – The location is intended to take advantage of the garden setting whilst maintaining privacy for both visitors and neighbouring properties.

3.04 – The Garden Room gained Planning Permission in 2025 under Application No. 2025/90629.

3.05 – The applicant commenced use of the Garden Room as holiday accommodation in January 2026. Due to its popularity and attractive location close to Holmfirth and local visitor attractions, there has been strong demand for the accommodation. The purpose of this application is to regularise and formalise the ongoing use of the building as a small-scale holiday let.

3.06 – The proposed holiday accommodation benefits from a dedicated off-street parking space within the site in addition to parking serving 31 Woodhead Road. Pedestrian access to Woodhead Road via 31 Woodhead Road will be improved to provide a safe and convenient route for visitors.

3.07 – Access to the property is via an existing shared driveway arrangement which has historically served the property without highway safety concerns. The proposed holiday accommodation is modest in scale and benefits from dedicated on-site parking within the applicant's control. Guests are provided with clear arrival, parking and access instructions prior to their stay and are expected to keep the shared access unobstructed at all times. The proposal will not require additional parking on the shared driveway or surrounding highway and is not anticipated to result in a material increase in vehicle movements beyond those typically associated with a residential property and ancillary accommodation. The existing access arrangements are therefore considered adequate to serve the proposed use without detriment to highway safety or neighbouring amenity.

3.08 – The accommodation is intended for short-term holiday use only and is not designed or marketed for parties, events or large gatherings. The property is managed directly by the owners who remain available to address any issues that may arise during guest stays. Guests are provided with information regarding parking arrangements, access routes and consideration for neighbouring residents.

4.0 – HERITAGE STATEMENT

This statement has been prepared in support of a planning application for the Change of Use of the existing Garden Room to an Air BNB within a Conservation Area.

It has been written in accordance with Paragraph 200 of Section 16 of the National Planning Policy Framework (NPPF), which states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4.01 – No significant external alterations are proposed as part of this application. The proposal relates principally to the use of the existing Garden Room as holiday accommodation and therefore does not materially alter the appearance of the building or its relationship with the surrounding Conservation Area.

4.02 – The existing building has already received planning permission and remains subordinate to the main dwelling. The proposal does not introduce development that would adversely impact the character, appearance or significance of the Holmfirth Conservation Area.

4.03 – The use of the building as a small-scale holiday let will have no harmful effect on heritage assets or their setting. The existing design, materials and appearance of the building remain unchanged.

4.04 – This Heritage Statement has been written with a level of detail proportionate to the scale and impact of the proposed development. It is considered that the proposal preserves the character and appearance of the Conservation Area and accords with national and local heritage policies.

5.0 – CONCLUSION

5.01 – This application seeks planning permission for the change of use of the existing Garden Room to a small-scale holiday let (Air BNB). The building is already established and no significant alterations to its external appearance are proposed as part of this application.

5.02 – The proposal preserves the character and appearance of the Holmfirth Conservation Area, as the application relates principally to a change of use and does not involve development that would adversely affect the heritage significance of the site or its surroundings.

5.03 – The accommodation benefits from dedicated on-site parking and is served by established access arrangements. Guest parking and access are managed by the owners through clear visitor guidance, ensuring that the shared access route remains unobstructed and that the proposal does not give rise to unacceptable impacts on highway safety or neighbouring residential amenity.

5.04 – The accommodation provides high-quality visitor accommodation within walking distance of Holmfirth town centre and contributes to the local visitor economy by supporting local businesses, shops, restaurants and tourist attractions. The scale of the use is modest and appropriate to the residential setting.

5.05 – For the reasons set out within this Design and Access Statement and Heritage Statement, it is considered that the proposal represents an appropriate and sustainable use of the existing building, preserving the character of the Conservation Area whilst making a positive contribution to local tourism. Accordingly, planning permission is respectfully requested.