



ARCHITECTURE

1-2 Townhall Buildings, Elland, HX5 9AJ



Supporting Letter Pewter House Farm, Carr Lane, Balderstones

Dear Sirs

This letter is to be read in conjunction with the submitted documents.

The application has previously been refused under the below headings which we look to address in this application

1. Structure

Attached is a structural report which confirms that the structural integrity and frame are suitable for conversion.

Previous applications have been refused for cosmetic repairs to external materials which are none structural under this type of repairs and installation of materials to the external are acceptable all these are non structural items.

Therefore we believe this item is fully compliant with this type of application submitted

2. Design

The officer states that the design appears residential in its appearance, we have looked at other similar applications in the area that have been approved and the design is in line with the applications approved. An example of this is application ref: 03/2024/0046 which was approved with conditions.

We believe by keeping the external appearance and setting back new walls with windows ensures that original barn look remains to the external envelope with the interventions set in therefore this proposal satisfies this point

3. Highways

The required level of passing points are in place on Carr Lane, the transport statement accompanying the application show a reduction in traffic this survey is undertaken by a professional qualified highway assessment company.

Positive highways comments were received on the previous application, which we believe should be supported again on this application.

We believe the additional passing point installed allows the application to be approved, although as the professional accompanying highways report suggests this application should be acceptable without this passing point as the proposal creates a reduction of the traffic to and from the site.

Therefore we believe all highway matters are now resolved.

4. Ecology- an updated current bat survey is attached to this report satisfying this point of refusal

We trust that the above with the accompanying documents allows this application to be approved.

Kind Regards

Josh Harling
23.12.24