

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6a	21/01098/LBC	Great House Clough Great House Road Todmorden Calderdale OL14 8RL	Installation of heat source pump, solar panels to rear, light tunnel, replacement door and windows, new internal door and conversion of outbuilding to guest house (Listed Building Consent)	<p>Great House Clough Farm, a grade 2 listed building dates back to the early 18th century, was originally three farm cottages that were later connected and combined to form one house.</p> <p>It is stated that the proposed plans are intended to be functional but minimise the impact on the character of the property and in some areas will enhance this. It is stated that the proposed modernisations, such as the solar panels and air source heating are to support the local and national targets to reduce climate emissions and to remove the current environmental risk posed by the oil supply for the current heating system (a single shelled oil tank) , however, to minimise the visual impact, the installations will not be permanent additions and will be at the rear of the house where there is very little possibility for others to see them. Similarly, with the light tunnel, the external frame will be hidden by surrounding roofs so will only be visible from above. It is stated that the proposed alterations to the inside of the house are entirely in line with the property's character so will not impact the historic value of the house. The window replacements will be replicas of those already in place. The door replacements will be carefully sourced to be suitable for a farmhouse of this age. It is stated that a hidden doorway to the office has been chosen as the existing aperture is too large for a typical door and have seen such doors in other older properties, so feel that this would add to the quirky nature of this home without being inappropriate. Some single glazed and some faulty double-glazed windows will be replaced with replicas.</p> <p>It is stated that the proposed alterations to the shed will enhance the property as a whole. Instead of being a modern shed covered</p>

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

				<p>with an old-style exterior, it will be a guest house in the same internal style as the main house, but with its own access via the existing gate and path. The current building has a stone exterior and breeze block interior, with stone flagged roof. The building consists of a large and a small room separated by a wall built of breezeblocks. There is no internal access between the two rooms. The external doors are solid wood. There is a large wood framed window in the larger room. There will be no changes made to the exterior of the building aside from the addition of a chimney flue. The internal roof space of the shed would be insulated before having plasterboard panels added between the beams to look the same as the rest of the house. There will be an internal doorway added between the rooms, with an internal wooden door and doorframe that fits the character. The external door to the smaller room will be replaced with a new solid wood door with glass panels in the upper half, suitable for living accommodation. A bathroom suit will be added to the smaller room (shower, toilet and sink). In the larger room the existing potting bench and shelving will be removed, to be replaced with a small kitchen unit. A solid fuel stove installed. There is already an electricity supply to the shed so this would not need to change. The water would come from the same private supply as the house, any disruption due to the laying of new pipework would be reversed back to how the path currently looks.</p>
--	--	--	--	---