From: Nigel Hunston
Sent: 14 June 2016 10:31
To: Sam Jackman
Subject: 2016/65/91431/W:7-9, Cross Church Street, Huddersfield, HD1 2PY

Follow Up Flag: Follow up
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The existing shopfront is of poor quality and adds little to the significance of the listed building, the conservation area or the streetscene as a whole. Therefore there is a real opportunity to improve and enhance the significance of the elements mentioned above. Paragraph 131 of the NPPF requires that the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that heritage assets can make to sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness. Equally para 137 states that LPAs should look for opportunities for new development within both conservation areas and the setting of listed buildings to enhance or better reveal their significance. These objectives support the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal makes some changes to the shopfront but in my opinion none of them look towards the aims and requirements of the legislation or national policy. There is a real opportunity here to bring the shop front back into style that would be in-keeping with the age of the building which would not only enhance the listed building but act as a catalyst for further change on Cross Church Street; promoting what could be an exemplar street in the town centre conservation area. There is no indication from the application what lies behind the existing shop front or whether investigations have taken place. It is suggested that a more traditional approach is taken. Failing that I do not believe that timber cladding is the way forward as this is not a traditional feature and as such it would be better to retain as is, albeit with the door relocated, than add another material.

It is suggested that a traditional fascia is introduced, the pilasters exposed and an approach taken to add balance to the shop front.

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