



Historic England

YORKSHIRE OFFICE

Mr William Simcock
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Direct Dial: 01904 601982

Our ref: L00975353

8 October 2018

Dear Mr Simcock

Arrangements for Handling Heritage Applications Direction 2015

92 NEW NORTH ROAD, EDGERTON, HUDDERSFIELD, HD1 5QP
Application No. 2018/65/92348/W

Thank you for your letter of 4 October 2018 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The current application proposes to remove the existing staircase between the lower ground and ground floors and to replace the staircase of the ground floor making significant changes to its plan-form. The application has not assessed the significance of these staircases; nevertheless, removal of historic staircases should be exceptional and requires very clear justification.

From the information provided with the application we have not been able to ascertain the age or design details of the two staircases, and as such it has not been possible to fully assess their contribution to the significance of the Grade II listed building.

There are two main issues to consider regarding the demolition of these staircases; physical loss of historic fabric and loss of evidence of the original plan-form of the building. Firstly, regarding the loss of historic fabric, we consider that further investigation is necessary to establish the age and extent of original material that survives within the staircases, as well as their current condition.

Regardless of the extent of the original fabric, the current layout of the staircases has the potential to help us understand how the building functioned in the past; it therefore has historical value through illustrating the historic plan-form of the building. The illustrative potential of the staircases should not be underestimated and any proposal for their removal/replacement would require very clear and convincing justification.



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If your authority conclude that there is sufficient justification, that the public benefits of the scheme outweigh any harm to the listed building, and are minded to approve the application, a condition should be attached to any consent granted to secure a record of the staircase in its current location; including photographs and drawings, to be deposited in the local Historic Environment Record (HER). The relevant HER Officer may be able to provide further advice on the form that this recording should take.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189, 194 and 199 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Emma Sharpe

Inspector of Historic Buildings and Areas

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