

Consultation Response from KC Conservation and Design
2019/90237 27, Church Street, Golcar, Huddersfield, HD7 4PX
Demolition of existing two storey extension and porch and erection of two storey extension with integral garage and single storey extension (within a Conservation Area)
Date Responded:
Responding Officer: Sue Oakley
Responding Ref:

I have considered this proposal for the demolition and replacement of the existing extension and porch at 27 Church Street, a prominent three storey unlisted stone built dwelling on a steep hillside within the Golcar Conservation Area.

The original dwelling dates back to the late nineteenth century and was historically the southernmost house in a short terrace, the other buildings having been demolished in the mid twentieth century. Although the remaining building is simple in design, it adds to the character of the area with typical vernacular detailing characteristic of the Golcar Conservation Area. The existing two storey extension, constructed in the late twentieth century from artificial stone and with a flat roof, is out of character with the local vernacular and I consider it to cause harm to the character and significance of the conservation area. I therefore welcome the demolition of this structure.

In addition, the small porch at the lower level is constructed from natural stone with timber windows and a flat roof and is in a state of disrepair. I consider it to make a negative contribution to the conservation area and I also welcome the demolition of this structure.

The applicant proposes the replacement of the two storey extension with a new two storey extension incorporating an integral garage, on a larger footprint although set back slightly from the main house, and the replacement of the porch with a single storey extension on a larger footprint to the existing, incorporating bi-fold doors on the southern end.

Natural coursed stone is proposed for the two storey extension to match the original building, along with artificial stone slate to match the main roof. Anthracite grey uPVC windows with stone surrounds are proposed to reflect the dimensions and symmetry of the main house.

Composite doors, uPVC double doors to the rear, powder coated aluminium bi-fold doors and an electric garage door are all proposed in anthracite grey.

The applicant proposes the use of reclaimed stone for the single storey extension so that it blends in with the main house.

I would prefer the windows to be in a traditional late Victorian colour to complement the local vernacular and I would suggest an off white colour. I would also suggest that flush conservation roof lights are specified.

Material samples should be submitted for approval.

I welcome the demolition of the modern extensions and I consider the proposed replacements to enhance both the building and conservation area. I support this application subject to the comments above.