

**Consultation Response from KC Conservation and Design**
**2019/91957 5, Two Gates, Holme Lane, Slaithwaite, Huddersfield, HD7 5UG**
**Erection of extensions and alterations and formation of new access**
**Date Responded: 08/08/19 | Responding Officer: Craig McHugh | Responding Ref: CV 5/169**
**Summary**

**No.5 form part of an attractive group of historic buildings at Two Gates, including the grade II listed No.3 and No.4 Two Gates. The proposed extensions would results in a building with a very complex form and broad material palette, which is not characteristic of the locality and would cause harm to the setting of the listed building. Conservation and Design have concerns about the proposed development, particularly with regards to Policy LP24 of the Local Plan and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act. We should seek revised designs with a simpler form and materials and details more in keeping with the existing buildings.**

**Significance of the heritage assets affected and design context**

Two Gates is a small group of dwellings originating in the late 18<sup>th</sup> century and located just under half a mile from the centre of Slaithwaite. Its earliest dwellings are No.3 (late 18<sup>th</sup> century) and No.4 (early 19<sup>th</sup> century), which are grade II listed. No.5 Two Gates dates from the early of mid 19<sup>th</sup> century and No. 1 and 2 date from the late 19<sup>th</sup> century. All five dwellings are traditional in design and constructed of stone with stone slate roofs with rows of mullioned windows. Holme Lane narrows as it approaches No.5 and No.3 Two Gates, which are just over 7 metres apart at their nearest point. The two buildings create a focal point to the street, which has a backdrop with a rural character including fields, drystone walls and a narrow lane without pavements. No.5 therefore makes an important contribution to the setting of the grade II listed building and together they creates a fortuitously attractive townscape along with Nos. 1 and 2.

No.5 is a three storey building with a diminutive two-storey addition to the north with a pitched roof and a single storey lean-to addition to the rear. Both additions appear to have been constructed not long after the main body of the dwelling and have similar details and materials.

**Impact of the proposals on significance**

It is proposed to rebuild and enlarge both existing additions, the two storey element will be increase in height, the single storey element extended in length. Two further extensions would be made. A single storey lean-to extension with oak frame and large glazed panels and doors would be added to the front of the two-storey element, this extension will be closest to the listed building. A large flat roofed extension with oak framing, bi-fold doors, glass balustrade and stone cladding would be added to the south elevation.

The rebuilding and extension of the two existing additions would be acceptable in principle.

The single storey lean-to extension nearest the listed building would introduce materials and details not in keeping with the existing building or the local townscape and have a harmful impact on the setting of the listed building and the townscape, particularly the use of large expanses of glass.

The addition of two further extensions would lead to the building having a very complex form comprising three, two and single storey elements, pitched, lean-to and flat roofs. The impact of the extensions would be compounded by the use of materials not in keeping with the existing building to create an unsatisfactory composition.

**Relevant Policies/Guidance**

LP24 of the Local Plan requires that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape and that extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. The form and details of the proposed development would not respect or enhance the setting of the listed building or the townscape of Two Gates. The materials and details would not be in keeping with the existing buildings.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposed development would be harmful to the setting of the grade II listed building.

**Conclusion**

Conservation and Design have concerns about the proposed development, particularly with regards to Policy LP24 of the Local Plan and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.

**Recommendations**

We should seek revised designs with a simpler form, though for example reducing the number of new extensions or using pitched or lean-to roofs to each extension.

We should seek revised designs more in keeping with the existing buildings through reducing the scope of the material palette and using details more in keeping. Of particular concern in this context is the use of oak framing and large glazing immediately adjacent to Holme Lane, where the contrasting materials and details have greatest impact on the townscape and setting of the listed building.