

Consultation Response from KC Conservation and Design
2019/92204 34, North Gate, Upper Hopton, Mirfield, WF14 8ET
Variation of condition 2 (plans and specifications) on previous permission 2018/92241 for Erection of single and two storey rear extension (Listed Building)
Date Responded: 27.8.19
Responding Officer: SO
Responding Ref:

The main architectural significance in this terrace of listed cottages is in the use of vernacular materials such as stone walling, stone slates and timber windows along with repetitive features typical of early C19 cottages in the area, such as small mullioned windows, doorways with stone surrounds and chimney stacks. The rear elevations of most of the dwellings along this terrace have been extended over the years and many of these alterations are out of character with the cottages. The proposed extension at 34 North Gate replaces an existing extension which is out of character with this vernacular stone cottage, and the new gabled rear extension sits below the ridge line, using traditional materials which reflect the style of the listed building.

Although there is loss of historic fabric I have no concerns about the demolition of the existing rear wall of the house to form an open plan kitchen and lounge as there are no visible significant features on this wall at ground floor level. This demolition will lead to less than substantial harm to the significance of the listed building, however I consider the

The reconfiguration of the ground floor windows and doorway in the extension do not reflect the symmetry of the adjacent gabled extension, however this is also a later addition and the general vernacular character is retained with stone surrounds and mullioned windows. The proposed reconfiguration is similar to the front elevation, with pairs of windows on the first floor and a longer range on the ground floor.

I would prefer the approved roof line to be retained above the proposed WC, with a first floor double window in a stone surround which reflects the style of the existing first floor windows and the retention of the eaves detail which show the historic roof line. This will also remove the need for three additional roof lights which I consider to be excessive.

I would welcome amendments to the revised proposal in line with my comments above.