

**Consultation Response from KC,
Conservation and Design**
2019/93863 5, Garner Lane, Kirkburton, Huddersfield, HD8 0QX
Erection of detached dwelling with detached garage (within a Conservation Area)
Date Responded: 15.01.20 Responding Officer: Sue Oakley Responding Ref:

I have considered this proposal for a detached dwelling and garage on land adjacent to 5 Garner Lane. This site is situated within the Highburton Conservation Area and there are no listed buildings within the vicinity.

The proposal site is located on a hill above and behind 5 Garner Lane and there is an existing derelict stone reservoir on the site with a green corrugated roof which dates back to the late C19.

A previous application (2018/92688) was approved to convert this structure. This new proposal is similar to the previous one, albeit with a larger two storey extension on the south east of the building and with the garage further towards the south.

In its existing derelict state I would consider the reservoir and the surrounding land to cause less than substantial harm to the character of the conservation area, although it is in a relatively hidden location amongst a number of residential properties. Given the age, former function and materials of the structure I would consider that it is of some historic interest and I welcome a proposal to bring the building into a sustainable use. The proposed development is on a larger scale than the existing structure and it will be more visible on this hillside location, however in line with LP24 the design is of high quality, with the form and layout respecting and enhancing the character of the townscape and with the proposal re-using and adapting an existing historic building.

The NPPF Chapter 16 paragraph 192 refers to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. The round reservoir is a distinctive feature within the conservation area, although fairly hidden amongst other buildings, and I consider that the proposed design will contribute to local character and distinctiveness by the use of natural stone rubble walling, the retention and enhancement of the plan form of the building and by the high quality design of the proposal.

The Kirklees Local Plan policy LP35 states that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. I consider that the re-use and conversion of this derelict reservoir preserves the significance of this building by retaining the form of the historic circular structure and enhancing it with a structure of high quality. Given the derelict state of the structure and site I support the proposal to secure a sustainable future for it.

This is a high quality proposal which re-uses a historic water tower in an innovative way, and although the design and materials are modern, I do not consider it to harm the character of the conservation area. I support this proposal which is not significantly different to the previous approved scheme.