

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Conservation and Design
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Application No.	2019/93920
Proposed Development:	Erection of 12 apartments
Location:	land adj, 63, Wakefield Road, Moldgreen, Huddersfield, HD5 9AB
OS Map Reference	SE 415249416357
Applicant/Agent:	Acumen Designers & Architects Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **29-Jan-2020**.

If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/93920> \*

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **29-Jan-2020** then the application may be decided without the benefit of your views.

Dated: 08-Jan-2020

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
 Conservation and Design**
**2019/93920 land adj, 63, Wakefield Road, Moldgreen, Huddersfield, HD5 9AB**
**Erection of 12 apartments**
**Date**
**Responded:16/01/2020**
**Responding Officer: NH**
**Responding Ref:**

The site is immediately adjacent to 87-89 Wakefield Road which are Grade 2 listed buildings, listed not only in terms of their architectural detailing but when combined with 2 Silver Street and 91 Wakefield Road they form an interesting entrance to Silver Street. Originally the site that forms the application was formed of a dwelling and shop and an arched entrance off Wakefield Road that led to a series of workshops to the rear. This would have been a complete row of terraces with uniformed roof lines and constructed in the same style. These outbuildings were demolished and replaced over time until circa 1965 when the site was totally developed by a single storey brick building that is seen today.

The application is supported by a Heritage Statement which in the main I am in agreement with, particularly the assertion that the current situation does little to preserve or enhance the setting of the listed buildings. Therefore we should look for opportunities to improve the setting of the listed buildings in any development proposed for this site, or at least preserve the setting as required under Section 66 of the Act.

The proposal is for a three storey building, constructed in stone, with four flats per floor. The building is as previously mentioned of stone construction with a flat roof. The building is entered via a central door on the frontage, with a row of four windows with stone surrounds on the ground floor and a two rows of four windows that are vertical linked across the floors by surrounds; it is unclear whether these surrounds project beyond the elevational plane to form boxes so I have assumed this is not the case. The Heritage Statement states:-

*“The design of the new apartment building references the heritage asset and the adjacent stone shops, by showing a continuous ashlar banding. The proposal will also be constructed from regular coursed natural stone. The modern form and window treatments will set it clearly apart from the adjacent heritage asset whilst being sensitive to its character.”*

There is no doubting that this is the case, the building does not reflect the adjacent listed buildings in terms of the scale, the flat roof and the detailing. This is an issue as in my mind, this is too far a change. In effect it is a storey too high in my opinion and I am not convinced by the flat roof treatment that terminates at the elevation higher than the ridge line of the adjacent buildings. There is no consistent eaves line across from 63 to 87 and as such with the height of the building there will be a significant step up from both sides. As mentioned previously one of the reasons for listing relates to the “bookend” approach of 89 Wakefield Road and 2 Silver Street, with the step being between 87 and 89; this would introduce a feature that is not consistent with the ‘run’ of buildings. Equally there are no flat roofs in this area so again this is not in context with the surroundings. There are consistent eaves details across the row as well as a sill band that runs below the first floor windows. There are no eaves treatments and the sill band actually sits below the sill band of the adjacent properties. This therefore interrupts the eye and does not follow the degree of consistency that is afforded now.

I am not against modern interventions in historic streetscapes but where this occurs there should be more relationships with the existing and details passed across to help mitigate the change. I am not convinced that this is the case here and as such I would recommend that the design is altered, both in terms of scale and detailing. I would suggest that in its current form it is contrary to Section 66 of the Act in so far as the application fails to preserve or enhance the setting of the adjacent listed building, fails policy LP35 of the Kirklees Local Plan for the same reason and fails to comply with Paragraph 196.

I am of the opinion that the harm to the setting of the listed building is “less than substantial” as defined by the NPPF, and as such the harm should be balanced by the public benefit the proposal affords. There are no public benefits afforded to the development and as such the balance cannot be applied.

Therefore in its current form I object to the proposal.