

Consultation Response from KC, Conservation and Design
2020/90239 211/213, Lane Top, Royd House Lane, Linthwaite, Huddersfield, HD7 5SG
Listed Building consent for erection of detached garage with roof terrace over (Within a Conservation Area)
Date Responded: 19/02/20
Responding Officer: Craig McHugh
Responding Ref: CV 6/220

The proposed development affects the setting of 211-213 Lane Top and 215, 217 & 219 Lane Top which are grade II listed and the Linthwaite Conservation Area. Both listed buildings date from the early to mid 19th century and traditional vernacular dwellings. They are stone built, with stone slate roofs and mullioned windows. There is a dense grain to development in the Lane Top area of Linthwaite Conservation Area, properties have limited open space to the front and rear. There is a characteristic view up Royd House Lane in the vicinity of 149 towards the application site.

To accord with paragraph 190 of the NPPF and Policy LP35 of the Local Plan and to minimise the impact of the proposed development on the character and appearance of the conservation area, the proposed garage should be faced and roofed in natural local stone, either new or reclaimed. This will also help reduce the environmental impact of the proposed development. Imported stone products such as Indian sand stone and man-made materials (such as artificial stone) have a greater carbon footprint.

