

Consultation Response from KC, Conservation and Design**2020/90322 3, Two Gates, Holme Lane, Slaithwaite, Huddersfield, HD7 5UG****Listed Building Consent for demolition of existing garage, erection of new garage to rear and dry stone wall boundary****Date Responded: 21/04/20 | Responding Officer: Craig McHugh | Responding Ref: CV 5/169**

Nos.3 and 4 Two Gates form one grade II listed building. No.3 is a former farm house and dates from the late 18th century and has an attached barn and mistal to the rear. They are constructed with local stone with a stone slate roof, they have traditional details such as quoins stones and mullioned windows. The mullions to the ground floor are recessed, a detail common to the Colne Valley.

Nos. 3 and 4 Two Gates is a good example of vernacular domestic and agricultural architecture. Together with nos. 1, 2 and 5 Two Gates they illustrate the origins of Two Gates as a settlement separate from the centre of Slaithwaite. As a former farm house, the relationship between No. 3 Two Gates and the surrounding farmland is an important feature of its setting. The modern garage and concrete hardstanding to the front (recently demolished and removed) detract from the setting of the listed building.

The demolition of the existing modern garage would be beneficial to the setting of the listed building. The new garage is reduced in size from that previously submitted (2019/93488), the impact it would have on the setting is minimal and would be outweighed by the loss of the existing garage.

The proposed new and rebuilt stone wall and natural stone gravel driveway would have a neutral impact on the listed building and its setting.

Please ensure the Design and Access Statement is included in the plans and specifications schedule to ensure adequate control of the materials to be used.

Conclusion

Conservation and Design have no concerns about the proposed development on heritage or design grounds.