

Consultation Response from KC, Conservation and Design
2020/90609 Tolson Cottage, Dean Brook Road, Armitage Bridge, Huddersfield, HD4 7PB
Erection of detached car port and store (Listed Building within a Conservation Area)
Date Responded: 8.4.20
Responding Officer: Sue Oakley
Responding Ref:

Tolson Cottage is a Grade II listed former coach house within the Armitage Bridge Conservation Area.

The applicant proposes a detached car port and store with a stone and oak frame, slate roof, timber external doors, stone boundary walls and timber fencing on land to the north west of the cottage. Although the land is within the same ownership, the proposal site appears from historic maps to be outside the curtilage of the listed building and I consider there to be no impact on its setting.

The proposal site is historically undeveloped, giving views of the fields beyond from Armitage Road, along with a clear view of the mature sycamore directly behind the site.

Although the proposed materials are typical of the local vernacular, and the car port is mostly a simple frame with no infill, an additional structure will have some impact on this semi-rural setting.

The drawing shows a new fence around the car port, but its height is not provided. The conservation area is characterised by stone walling and a lightweight wire fence around the adjacent field. The construction of a domestic close boarded timber fence will harm the character of this part of the conservation area and should be omitted from the proposal.

The justification for this proposal provided in the heritage statement is that following the conversion of the garage at this property, which was approved in 2017, storage space is now required. In addition, the sycamore tree drops sap and debris onto the cars parked in this area. The statement concludes that the transparent nature of the building means its visual impact will be minimal.

LP35 states that development proposals affecting a designated heritage asset (the conservation area), should preserve or enhance the significance of the asset. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

I would consider this proposal to cause slight harm to the character and significance of the conservation area and I have concerns about the recent garage conversion being used to justify the proposal as this is a private, not public, benefit. Although the framework of the car port is open, the structure has a pitched slate roof and a solid stone store to one side, which would add to the loss of views and open space within this conservation area.

If this proposal is considered acceptable in principle, I would prefer it to be redesigned to reduce the mass.