

Consultation Response from KC, Conservation and Design		
2020/90705 11, Queens Road, Edgerton, Huddersfield, HD2 2AE		
Erection of detached garage and alterations to boundary wall (within a Conservation Area)		
Date Responded: 08/04/20	Responding Officer: Craig McHugh	Responding Ref: Edgerton
The proposed development is in the Edgerton Conservation Area. 11 Queens Road forms part of a semi-detached pair of late 19th century villas. Such properties are characteristic of the conservation area. Generous front gardens are typical of the larger properties in the conservation, which were originally built for Huddersfield's affluent middle classes. There is no concern about the proposed alterations to the boundary wall adjoining no.12 Queens Road and the addition of railings to the top of the wall. Development forward of the building line of the dwelling house is however contrary to the character of the conservation area and would cause harm to its spatial character. Due to the location of the development at a lower level than the house its impact on the appearance of the conservation area would be relatively limited. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Policy LP24 of the Local Plan requires that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Paragraph 190 of the NPPF requires that we should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Alternative layout options for locating the garage to the rear or side of the property should be considered. Conclusion and Recommendations Conservation and Design have concerns about the proposed development on heritage and design grounds particularly with regards to Policy LP24 of the Local Plan and Paragraph 190 of the NPPF. Alternative layout options should be considered that are more in keeping with the character of the conservation area.		