

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

Revised following receipt of revised plans

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.

11 Queens Road is identified as making a positive contribution to the character of the Edgerton Conservation Area in the adopted Edgerton Conservation Area Appraisal. The appraisal subdivides the conservation area into several character areas, the property is located in Area 1. With regards to Open Space and Tree Cover in Area 1 the appraisal notes that, 'the character of the Conservation Area is largely defined by the mature landscaping contained within the private garden areas' (p.13). The loss of front gardens in order to provide parking is identified in the appraisal as an area of risk in Areas 3 and 4. A general threat to the loss of garden areas is noted as an area of risk in Area 1. These issues are picked up in the Management Plan, which proposes the following policy 'The Council will resist all proposals for the formation of a hard surface within the front gardens of dwelling houses that would be detrimental to the character or appearance of the wider Conservation Area.'

The proposed development would result in the loss of an area of landscaped garden to the front of the property and the insertion of a new garage awkwardly juxtaposed with the existing house and its extension. This would cause some harm to the character and appearance of the conservation area. That harm would be less than substantial harm.

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.

Policy LP35 of the Local Plan requires that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset and that proposals within Conservation Areas conserve those elements which contribute to their significance.

The NPPF requires that we should give great weight to the conservation of heritage assets, require clear and convincing justification for any harm and weigh any harm against the public benefits of the proposals (paras. 193, 194 & 196).

Conclusion and Recommendations

Conservation and Design have concerns about the proposed development on heritage and design grounds particularly with regards to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP24 and LP35 of the Local Plan and Paragraphs 193, 194 and 196 of the NPPF. The loss of garden, the siting of the development and its awkward juxtaposition with the existing

house and extension would cause harm to the character of the conservation area. Great weight should be given to its conservation. Clear and convincing justification should be sought for that harm and it should be weighed against any public benefits.

Craig McHugh, IHBC
Senior Conservation and Design Officer