

Neighbour comments

Application Nos 2020/90802 & 2020/90803

Reinstate roof over first floor terrace 112 Dunford Road Holmfirth HD9 2DT

Background

The first floor terrace was created as part of alterations undertaken in the 1970s when the upper floor of Underdwelling No 110 was incorporated into No 112 to provide additional bedrooms and bathroom with the ground floor remaining as storage accessed internally by trapdoor and externally by doors from its front yard and rear garden and front yard. These works were prior to the Grade II listing of the block comprising Nos 106 - 112 on 4th Aug 1983.

In the late 1990s upvc double glazing was installed to windows to the enlarged No 112 and being unauthorised was replaced by timber glazing in the early 2000s. In 2003 approval was received to incorporate the ground floor storage area to No 110 into No 112 providing a living dining kitchen in keeping with its previous role.

Current Proposal

Whilst in principle this reinstatement removes the incongruous elements from pre-listing alterations, the lack of detail submitted is contrary to Para 189 of the NPPF.

The location plan does not indicate the existence of No 108 though the OS extract based on the Kirklees website indicating the position of the Underbank Conservation Area does

The grouped existing plans & elevations indicate the adjacent underdwelling as No 106 when that number relates to the overdwelling ie upper two floors. The fenestration pattern to Nos 106 & 108 is not indicated on the rear elevation only the surrounding stone mullions. The fenestration pattern to No 112 appears to indicate single pane casements throughout rather than the position of fixed and opening panes and those panes which are divided into two panes by a transom.

Whilst all the windows to Nos 106 & 108 rear elevation reflect their original jack sash and divided fixed panes and are single glazed, it should be noted that the four light window to the ground floor of No 112 incorporates a jack sash and divided fixed panes which are single glazed also.

The overall rear elevation of Nos 106-112 is considered to be of primary importance since it contains the majority of original features, in particular the double chamfered mullions and jack sashes whilst the Dunford Road frontage of Nos 106, 110 and 112 was the subject of mid to late 19th century alteration.

The section is also incorrect in that it shows a single span rather than the original roof spanning over the bedroom and terrace and the later span with small gable over the walk-in wardrobe, both of which can be clearly seen from the Dunford Road frontage. Consequently the angle of pitch shown is presumed to be also incorrect.

The above points relating the rear elevation and section apply equally to the proposed drawing. Whilst side hung casements are indicated together with fixed and jack sashes

in the KMC Supplementary Planning Guidance on Windows for Historic Buildings in Kirklees, it is questioned as to whether they are appropriate in this instance given the safety issues and unlikely use for escape access, being located four floors above ground level, and given the guidance advises that *authentic historic precedents should be considered if there is evidence on neighbouring properties (particularly in the case of 'semi' and terraces)* fixed lights and a jack sash would be preferable. Furthermore the guidance states categorically that double glazing is unacceptable in historic buildings and trickle vents are inappropriate for new windows in historic buildings.

The proposed rooflights are assumed to compensate for the reduction in the present level of daylight/sunlight afforded by the glazed screen to be removed. It is noted that the alternative provision to the bedroom on the Dunford Road frontage was sacrificed for the creation of an ensuite to the bedroom in 2003. The number, position and size of the proposed rooflights is clearly detrimental to the listed building's primary elevation. No justification has been given and in the absence of a correct survey, no consideration of locating additional light source(s) to the bedroom in the hidden valley. There is some inconsistency as to whether one or two steps are to be retained between the bedroom and sitting area or whether the gutter is to be of timber to match that existing across both Nos 106 & 112 or cast iron effect ogee as annotated is to be introduced. It is accepted that some of these issues may be resolved by means of conditions should the local planning authority be minded to approve.

The Heritage Impact Assessment states that *the proposals looks to reinstate a solid roof and timber windows as it would have originally looked*. If that is the case the authentic historic precedent is available within both No 112 and the overall block of Nos 106 - 112. The National Planning Policy Framework used as the basis for assessment refers to the 2012 edition rather than the current 2019 version where the relevant equivalent sections are **12 Achieving well-designed places** and **16 Conserving and enhancing the historic environment**. Under the justification, the correct para 193 of the 2019 NPPF is quoted though the assessment of significance fails to mention the listed status of the property and its neighbours. Since the replacement of the exposed roof and window is required to *ensure that the listed building is put back to its original state* it is hoped that the Local Planning Authority will seek to achieve this by obtaining amendment of the proposal's detail design.