

**R & N Investments
92 New North Road
Huddersfield HD1 5QP**

**Heritage Statement &
Listed Building Design and Access Statement**

(“Heritage Statement”)

**For Listed Building Consent and Planning Permission for proposed
development at
92 New North Rd, Edgerton, Huddersfield**

May 2020

1.0 INTRODUCTION

1.1 No 92 New North Road (the ‘**Building**’) is a Grade II listed building, dating from the mid-19th century. The Building is set within its own grounds (the ‘**Site**’). The driveway and can be accessed by vehicles off Cemetery Road, as well as on foot by the same entrance and through a gated entrance in the wall on New North Road.

1.2 The Building is currently being renovated and modified on the ground floor and cellar floor entrances, under Listed Building Consent reference: 2018/93248 and corresponding Planning Permission: 2018/93247.

1.3 The application for Listed Building Consent (‘**LBC**’) is submitted to the Council and should be read in conjunction with a corresponding planning application, which seeks the further change of use of the top two floors from residential to commercial B1 offices and associated demolition of the rear toilet block, so that the whole building will move from the current/impending mixed residential/commercial use to being fully commercial B1 office use throughout.

1.4 The application for LBC for the changes required internally and to a lesser extent externally, in order to realise this position.

1.5 Compared with the original consent under which work is currently taking place, it is important to emphasise that the internal staircase is no longer proposed to be moved (see 5.3.2, below), as it is consented under the current Listed Building Consent 2018/93248. Externally, aside from a replacement front door, new signage, electric vehicle charging points and replacement

windows¹, the proposal affects only part the rear elevation of the Building, being the rear toilet block structure, which proposed for demolition. For that reason, this Heritage Statement should also be considered as an amalgamated Listed Building Design and Access Statement, as required under Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, as amended, such amalgamation as permitted under the Council's Validation Criteria.

1.6 We, being R&N Investments Ltd., are the applicant and owner of the Building and the Site.

2.0 SITE DESCRIPTION

2.1 92 New North Road, Edgerton is a detached Grade II listed building, listed for its frontal special architecture and associated historic value. It can be found as a listing on Historic England List Entry Number: 1279242. As well as the Building itself, an associated wall to the Building, at the curtilage as it meets the main New North Road to the west/north west, is also separately listed under Historic England List Entry Number: 1229265.

The full listings descriptions are included at 4, below.

2.2 The Site is within the designated Greenhead Park/New North Road Conservation Area.

2.3 The Building is a large detached building on a corner plot. The front doorway entrance is grand and will be entirely preserved in its current form, though subject to a new door, with the current one being boarded over, having perished. The Building is two-storey to the front (western) elevation and four-storey at the rear (eastern) elevation, due to a change in ground level following the slope eastwards down Cemetery Road off the main New North Road and floorspace in the rear (eastern) end of the roof space. Vehicular access into the car park, some of which is at the front, but the majority of which is to the rear, is taken south to north from Cemetery Road, to the southern side of the Building. The land within the curtilage – a small area to the front and a more extensive area to the rear – is surfaced at the front by flags and at the side and rear in tarmac, providing space for parking and access.

2.4 Until recently, there was large, more modern but unkempt, flat-roofed garage block cluster against the rear boundary to the far east of the site in the car park area. However, this garage cluster has been fully demolished and cleared pursuant to the current planning permission 2018/92347 and LBC 2018/92348.

2.5 Prior to the recent commencement of development under 2018/92347 and 2018/92348, the Building was, until recent internal construction works, previously in residential use on all floors, but with several of flats not occupied. These were all one-bedroom flats except for the lower ground floor which was a two-bedroomed flat. Only two (2) of the previously (prior to internal construction works on the basement and lower ground floor) six (6) residential flats are now occupied and will be vacated at the appropriate time if/when this new LBC and planning permission are granted in order to carry out the necessary works.

2.6 The ground floor was in office use until recently and it can be seen from the planning history above that the Building has in recent times been fully offices before converting to residential after 2011/12, as identified in the Listed Building Consent and Planning History at 3, below.

¹ The replacement of the all of the windows in the Building is the subject of a separate discharge of condition application (reference: 2020/91110, under planning permission 2018/93247)

2.7 The closest neighbouring buildings are no. 94 which is adjacent on the New North Road frontage and is currently in residential use. A much smaller dwelling, 94B exists to the east. Immediately behind the Building on the south east boundary of the Site, previously belonging to the Building, is the former Coach House, which is located on the Cemetery Road frontage. It is not known whether the former Coach House is actually occupied at present.

3.0 LISTED BUILDING CONSENT & PLANNING HISTORY

3.1 The following is the full recent planning history and includes consents and permissions for previously adjacent land not owned by us, as the applicant and current landowner:

- 2020/91110 – Discharge condition 3 (windows) on previous permission 2018/92348 for Listed Building Consent for partial demolition and internal and external alterations (within a Conservation Area) – submitted for approval and pending
- 2018/92348 - Listed Building Consent for partial demolition and internal and external alterations (within a Conservation Area) – Approved 27th February 2019
- 2018/92347 - Partial demolition and change of use of ground and lower ground floors to offices (B1) and external alterations (within a Conservation Area) – Approved 27th February 2019
- 2010/91317 - Change of use of ground floor offices to 2 flats (Listed Building within a Conservation Area) – Approved 13th August 2010
- 2010/91320 - Listed Building Consent for Internal works (within a Conservation Area) – Approved 25th June 2010
- 2009/92509 - Listed Building Consent for change of use of ground floor offices to 2 no. flats (within a conservation area) – Refused 20th October 2009
- 2009/92511 - Change of use of ground floor offices to 2 no. flats (Listed Building within a Conservation Area) – Refused 20th October 2009
- 2004/94811 – Listed Building Consent for conversion and extension of former Coach House to 2 no. dwellings and demolition of existing garages (within a Conservation Area) – Withdrawn 10th December 2004.
- 99/92711 – Change of Use from flats to offices (Listed Building within a Conservation Area) – Approved 16th November 1999
- 95/91302 – Erection of Precast Concrete Garage – Approved 19th July 1995
- 95/90313 – Re-use of disused outbuilding and new extension to form 2 no. flats (within curtilage of a Listed Building and within a Conservation Area) – Approved 4th April 1995
- 94/93478 – Listed Building Consent for re-use of existing outbuilding and erection of extension to form dwelling with demolition of existing garages (Listed Building) – Approved 6th January 1995

- 94/93477 – Renewal of unimplemented permission for re-use of existing outbuilding and erection of extension to form dwelling with demolition of existing garages (Listed Building) – Approved 11th January 1995
- 89/04653 - Change of use of outbuilding to dwelling including extension and demolition of garages – Approved 3rd December 1989
- 89/04654 - L B C for extension and conversion of outbuilding to dwelling and demolition of garages, within curtilage of Listed Building – Approved 27 October 1989
- 88/00275 - Change of use from residential to offices (within Conservation Area) - Approved 13th April 1988
- 8604777 – Erection of kitchen extension - Approved 14th November 1986

3.2 It should be noted that an application referenced 2020/91110, to discharge condition 3 on the current consent (i.e. replacement of the windows) is submitted, validated and is pending. Where the said discharge of condition application is approved, then such works shall be incorporated into the intended LBC/Permission which would result from these current Applications.

4.0 THE LISTING & KEY FEATURES

4.1 The Building was first listed on 28 September 1978. The description from Historic England's listing description of the main building of 92 New North Road (1279242) is as follows:

NEW NORTH ROAD 1. 5113 (North Side) Highfield No 92 SE 1317 27/1045 II GV 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice on tall moulded consoles with panels in between. Cornice over ground floor. Raised quoins, alternately vermiculated on ground floor. 5 ranges of sashes, round-arched (except in centre) on 1st floor, segment headed on ground floor. Outer 4 are grouped in pairs, those on 1st floor with moulded imposts and voussoirs, keystones, shared moulded cornices, panelled jambs and plain shared plinths. Those on ground floor have moulded surrounds, keystones and consoles to cornices. Central bay breaks back slightly. Central 1st floor window has consoles to moulded cornice, with panels in between. Door with shouldered lintel, vermiculated voussoirs, moulded imposts and panels either side. Panelled door with elaborately moulded caps either side of 3 steps to door

4.3 For completeness, although unaffected by this application for Listed Building Consent and the corresponding planning application, the listing description of the wall to No. 92 New North Road (1229265) is follows:

NEW NORTH ROAD 1. 5113 (North Side) Highfield Wall to No 92 SE 1317 27/1046 II GV 2. Mid C19. Ashlar. Moulded coping. Linked moulded circles. 5 panelled piers with moulded caps.

4.4 Replacement windows and frames were envisaged under 2018/92348 and is exactly the same moving forward under this proposal, which the Council may wish to link by condition for completeness. The all-important front façade of the Building will see only the following:

- replacement windows, which is already in process through a discharge of condition application (2020/91110) under the current consent;
- a replacement door due to the deterioration of the current boarded-over entrance, with an updated black/blue 'Accoya' material door, reflecting the designs used in other neighbouring buildings on New North Road; and
- although not affecting the fabric of the front façade, in the front parking area, aside from newly delineated parking, will stand the new signboard for the Building and two of the intended electric vehicle charging points, servicing two of the three designated spaces.

More details are provided on the plans submitted and referenced in Appendix One to the corresponding supporting Planning Statement submitted with these new applications. There are no other changes intended on the all-important front façade of the Building. The electric car charging points, which shall be sensitive and largely hidden when viewed from New North Road, as well as new signage, largely in the place where previous advertising boarding has existed but has been removed in the last few years.

This front (western) elevation of the Building contains the key and primary features in its listing, is otherwise unaffected and is preserved, as was/is the case in relation to the current LBC and planning permission under which the current development has commenced and we are well on with.

4.5 It can again be seen from the Listing Description above that the key features of the Building are almost exclusively centred on the front façade of the Building at its western elevation. However, we acknowledge that the level of detail in listing descriptions, particularly the relatively older ones, does not mean that simply because a specific feature is not listed it is not of a degree of importance and does not require assessment if it is to be interfered with as part of any proposed development.

As identified on the Historic England website:

"The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably." Any omission from the list description of a feature does not indicate that it is not of interest should be sought from the local planning authority if there is any doubt in a particular case."

4.6 According to the Council's Conservation Officer, whatever its state, as we wish to demolish part of the Building which is not covered in the actual listing, being the toilet block situated the rear of the Building then we need to provide proportionate information and justify this demolition in terms of its impact on the Building and the setting of the Conservation Area. Save for the position with windows and minor frontal items described at 4.4, above, the rear toilet block area is the only pertinent external alteration to the Building. Therefore, the significance of the rear toilet block to be demolished, is covered specifically at 6.12 below.

5.0 PROPOSAL

5.1 General

5.1.1 The proposal is internal works to support a change of use of the Building from mixed-use to fully B1 office use and demolition of the rear toilet block and associated works. The windows are envisaged for replacement. For the avoidance of any doubt, the windows replacement is precisely the same for this proposal as was approved under the current LBC, condition 3 for which is currently subject to being discharged. There is no further information to add in this respect. The proposal for this application involves, alongside replacement of the windows under the current LBC and planning permission, slight modification of the basement and ground floors, reorganisation of rooms on the second and third floors with the rear toilet block extension to the rear to be demolished, with a new rear entrance created with new handrailing and balustrading, akin to that already granted under LBC 2018/92348 and planning permission 2018/92347. Again, the current LBC and planning permission are being implemented and construction pursuant to these is taking place on site at present. However, for information, works have mostly subsided at present, because of the unfortunate Covid-19 coronavirus situation at the time of these Applications.

5.1.2 Essentially again, this is a slight modification to the LBC and planning permission currently being implemented on the lower ground and ground floors, with additional internal works now required to the first and second floors as a result of the proposed change of use of the remaining two residential flats to B1 offices.

5.1.3 The proposal will necessitate works to all floors, but with only slight amendment to the consents granted in respect of the basement and ground floors, with respect to amended partitioning and movement or reinforcement of supporting and other walls in the basement area in particular, which at present is stripped right back in any event, as envisaged by the current consent. In order to comply with Building Regulations and be compatible with required fire safety regulations, minor additions are included, which are further described at 6.2, below.

5.1.4 The internal works comprise the reorganisation of spaces on all floors. This is mainly through partitioning and subdivision of existing rooms. It should be noted that all of the plans submitted in respect of this proposed development contain a detailed narrative of the works to be carried out on each floor, including retaining original features so far as is possible.

5.1.5 An important addition compared with the current LBC (2018/93248) and corresponding planning permission (2018/93247) will be the demolition of the rear toilet block, in order to create a new rear entrance, more in-keeping with the Building and the area, as well as being more functional and safe. This currently protrudes from the rear (eastern) elevation of the Building on stilts. Although this is an unattractive carbuncle structure on the rear elevation, a particular feature more relatively modern in appearance compared with the rest of the Building, looking from the outside like a painted breezeblock structure, its demolition will improve the aesthetic value of the rear (eastern elevation) of the Building and more widely the Conservation Area. It should be noted that a new door entrance intervention into the north side of the rear toilet block was/is envisaged under LBC 2018/93248, alongside updated balustrading.



Photo of Rear Toilet Block

5.2 Access

5.2.1 By way of reminder, the Building is set within its own grounds and driveway. The site can be accessed by vehicles off Cemetery Road, as well as on foot by the same entrance and through a gated entrance in the wall on New North Road.

5.2.2 A total of 15 (fifteen) car parking spaces are to be provided on site, which has principally been allowed by the removal of the garage cluster under the current/previous consent and permission. Most of the on-site car parking is at the rear of the site, with the front containing only three spaces, as under the current consent and permission. There is on-street parking on Cemetery Road to the immediate south/south east of the entrance and there are further on-street parking opportunities in the surrounding area more generally. The level of parking on site would have been considered an oversupply in the case of residential development under the previous now superseded UDP Policy and is more conducive to the now proposed fully commercial B1 offices development.

5.2.3 As the previous planning permission 2018/92347 has demonstrated and the LPA has already acknowledged, there are sound public and private transport links in and around the area and that the building is in a sustainable location from a transport perspective. New North Road is at present proposed for upgrades as part of the ongoing West Yorkshire Transport Fund, which will further enhance access and opportunity from a public transport perspective.

5.2.4 Site access to the front is relatively level although will remain stepped. However, a removable ramp used on site will be used to facilitate disabled access as and when required. The lower level basement/lower ground floor access to the rear is flat and level. The ground floor rear access shall continue to be accessed via the stairs and balustrading, albeit the rear entrance to the building shall be modified to (from an access perspective) a more conventional entrance than through the door proposed in the current rear toilet block area on its north side, as this rear toilet block is proposed for demolition.

5.3 Layout

5.3.1 General

Only slight modification to the current LBC is envisaged, again mainly being modifications and alterations to partitioning in order to accommodate the new office layout, common areas and ablutions.

The only alteration of any significance to the internal layout is the proposed removal of the rear toilet block, which is approved as an entranceway under the current LBC and planning permission.

5.3.2 Basement and Ground Floor

Aside from internal partitioning removal and alteration works, the internal layout is barely altered on the basement and ground floors, with only minor adjustments compared to that already approved.

However, there are partial removal, minor repositioning and reinforcement of internal load-bearing walls in a couple of places on the lower floors, mainly due to the discovery of historic structural issues with certain walls in the lower floors during the current construction.

The internal staircase from the Ground to First Floor, is no longer proposed for removal and alteration. Although granted consent for such alteration under the current LBC, this was originally a the only key concern of Historic England in the original applications and subsequent permissions. This will doubtless be welcomed by Historic England and the LPA.

5.3.3 First Floor

New internal layout as per the submitted proposed plans.

5.3.4 Second Floor

New internal layout as per the submitted proposed plans.

5.4 Scale/Appearance

Other than the replacement windows, envisaged and conditioned under 2018/93248 (condition 3), the new *Accoya* material dark blue/black front door to replace the current rotten and over-boarded front door, the proposed traditional signboard to the south west boundary (as identified on the plan titled: "Sign and Electric Charging Points") there is no change at all to the appearance all-important front façade (western elevation) of the listed building as it fronts New North Road.



Photo of current over-boarded main rotten Front Door

The rear toilet block carbuncle is proposed for demolition, with continuous new balustrading following the line envisaged under 2018/93248. The area of the toilet block will be replaced at ground floor level at the rear (eastern elevation) of the building as identified on the plan submitted with this application (ref: 003 Rev D "PROPOSED ALTERATIONS TO REAR ELEVATION").

In line with the Conservation Officers' concerns regarding existing wrought iron balconies, these will be carefully restored and replaced with making good of existing masonry. The existing decorative balcony and accessway will remain but be extended to the proposed position of the new rear door entrance. A new handrail will be required set above the existing to ensure compliance with Building Regulations and obviously protect users from falling.

Other than this, there is no further alteration to the scale or appearance of the listed building.

5.5 Landscaping

N/A

5.6 Heritage

This is already described in the listing description at 4.1, above and is situated in the Greenhead Park/ New North Road Conservation Area. A more detailed assessment and analysis, particularly on the matter of the main change, being the demolition of the rear toilet block, is provided further below.

6.0 ASSESSMENT OF PROPOSAL

6.1 Relevant law and policy position

6.1.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended requires that in considering whether to grant listed building consent for any works the Local Planning Authority ('LPA') shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.1.2 In this context, preservation essentially means not harming the interests of the building or its setting, as opposed to keeping it unchanged in its current form and function.

6.1.3 Although described more properly in the corresponding planning application, in this case two important Sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply in addition to Section 16 of the same Act (see 6.1.1, above) to the proposed demolition of the rear toilet block, regardless of opinion as to its attractiveness, etc.

6.1.4 With respect to planning applications on Listed Buildings, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.1.5 With respect to planning applications within Conservation Areas, Section 72(1) of the Town and Country Planning Act 1990 states that:

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

6.2 Kirklees Local Plan Policy LP35 (Historic Environment) is the relevant local policy and its contained aims can be given considerable weight in principle. However, as identified by the Council in determining the current LBC, it does not contain specific advice going beyond the National Planning Policy Framework ('NPPF'), the relevant parts of which are described briefly below.

6.3 Chapter 16 of the **NPPF** requires that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Where harm would result, this should not be allowed without a proportionate justification.

The following identifies salient paragraphs from the NPPF for the purposes of context in relation to this application and the corresponding planning application.

6.4 Paragraph 189 of the NPPF requires that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Importantly, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance. As a minimum, the relevant historic environment record should be consulted.

6.5 Paragraph 190 of the NPPF requires that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

6.6 Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

6.7 Paragraph 200 of the NPPF states that LPAs should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. However, following this, paragraph 201 of the NPPF acknowledges that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

6.8 'Significance' and 'Setting'

6.8.1 The 'significance' of a feature of a listed building is defined in the National Planning Policy Framework 2019 at Annex 2 (Glossary) and is endorsed by Historic England as the Listing Authority, as follows:

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

6.8.2 The 'setting' of a listed building is also defined in the National Planning Policy Framework 2019 at Annex 2 (Glossary) and is endorsed by Historic England as the Listing Authority, as follows:

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*

6.9 Internal works

6.9.1 We have and shall continue to approach the development with the view to retaining the original features in all cases, so far as is possible. The Building is attractive but very tired internally. It is advised that such retention of internal features so far as is possible will be key in attracting desirable commercial tenants, who will appreciate the originality internally of the building. It has already been identified in this statement that the internal works will not result in any greater impact on the building than the current LBC (2018/93247). Interference with original features on all floors is

minimal and, in majority of places, non-existent. Paragraph 5.1, above, has described the works that will take place in this respect.

6.9.2 Following assessment, the windows are due to be replaced as envisaged in the current LBC and planning permission. The application to discharge condition 3 of the current LBC is submitted and allocated with LPA reference. There is accordingly no change to what has/will be granted already in this respect, though the Council may wish to consider following through with a linking condition to this extent on the new LBC/permission for completeness and certainty.

6.9.3 Internally, a L1 alarm system and system of fire boarding is required in order to meet the appropriate building and fire regulations for this type of property and proposed fully commercial use. However, again, any interference with original features internally will be minimal and certainly no more than envisaged in relation to the current LBC, under which work is currently being carried out. For example, and perhaps pertinently, works to the ceilings will not disturb any of the existing attractive decorative cornices.

6.9.3 Replacement of the largely 'shot' windows is already consented under current LBC 2018/92348 (albeit conditioned and subject to discharge under separate application (LPA Ref: 2020/91110) at the time of this application), which is intended to directly through in these applications and subsequent consents. Apart from a replacement central door sensitively reflecting the building and the area, being the door only and not the important features around this, there is no external alteration of any kind to the all-important key feature of the building, being its front facing façade on the western elevation, as it faces west onto New North Road. Accordingly, so far as the important front elevation is concerned, there is no impact whatsoever on the external appearance of the Building as a result of the development on either the Conservation Area or other designated and non-designated heritage assets in the area.

6.10 The Change of Use

6.10.1 The change of use going from residential/impending mixed commercial and residential, to fully commercial B1 office use is not itself relevant to this LBC application. However, it is described in the supporting Planning Statement, submitted for the corresponding application for planning permission for the change of use and demolition of the rear toilet block, etc.

6.10.2 The change of use itself will have no impact of any kind on the setting of the listed building, other designated and non-designated assets and will have no effect on the character or setting of the Conservation Area.

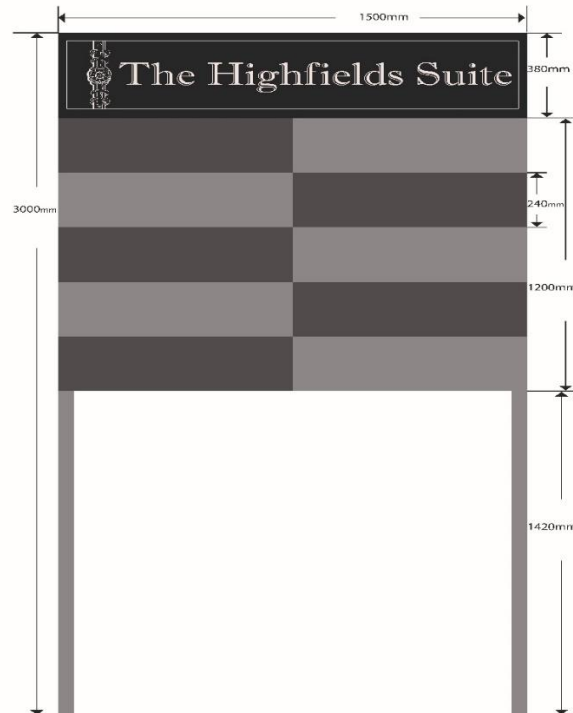
6.11 External Changes

6.11.1 The totality of the external changes as result of the proposed development is as described in the above. Save for the demolition of the rear toilet block, which is dealt with in its own right at 6.12, below, it can be seen from the photo of the rotten over-boarded front door compared with the plan for the new Accoya dark blue/black front door, within the important front façade of the Building that this will be a significant and welcome improvement. The plan for the new doors as referenced in Appendix One of the corresponding Planning Statement.

6.11.2 Relevant plans are provided and we await the discharge of condition following current application 2020/91110 on the replacement of all of the windows in the Building. We expect a result on this shortly.

6.11.3 The new signage, which shall be located on the south-west elevation, is traditional signage common to identifying office and commercial premises, respecting and not departing from the types used on other buildings of a similar type in the area. The sign is proposed to be illuminated in the darker winter months only, with the relevant ducting and cabling already being in place due to obvious previous signage of this kind. It will from ground up measure 3m high and 1.5m wide on each side and will not have a harmful impact on the setting of the Building.

6.11.4 A mock-up of the proposed sign and its dimensions is shown in the following:



6.11.5 Although not a usual feature of Listed Building Consent and more usually assessed under the associated Advertising Consent regime, where applicable, we would wish to apply with these Applications in order to be able to include the proposed signboard within the proposed development. Accordingly, the prospective impact of the proposed signage on the Building and in the area are minimal at worst and of no harm whatsoever. The intended location is more particularly delineated on the plan titled: "Sign and Electric Charging Points" as referenced in Appendix One to the corresponding supporting Planning Statement.

6.11.6 The vehicle electrical charging points shall be incorporated on two of the three parking spaces on the front elevation and the final two charging points adjacent to the two new car parking spaces as a result of the demolition of the rear toilet block on the rear elevation.

6.12 Demolition of the rear toilet block

6.11.1 The rear toilet block is proposed to be demolished. This is the main difference against the current LBC and planning permission.

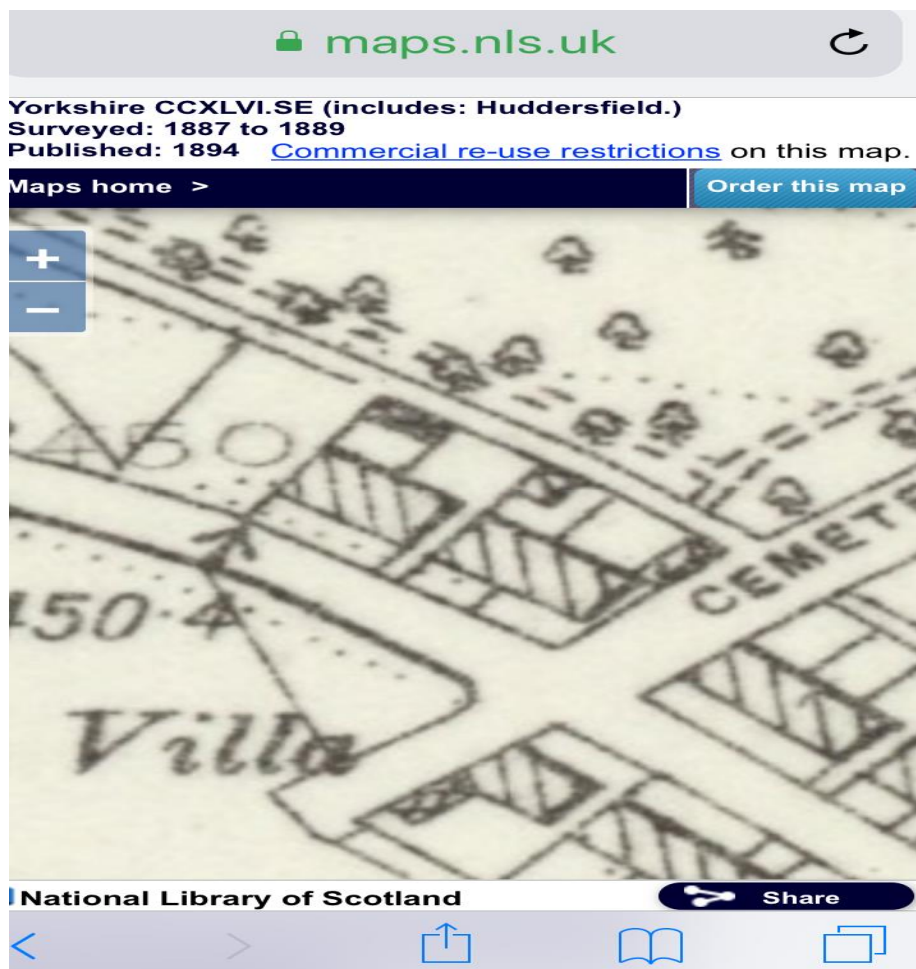
6.11.2 The Council's Conservation Officer has asked for information and an assessment of the significance of the rear toilet block before deciding whether to support its demolition. To do this, we have been made aware by the Council's Conservation Officer, who has been very helpful to us, and understand that we need to describe the significance and history of the rear toilet block.

It should be noted that in its assessment of the current LBC and planning permission, the LPA has already concluded in the delegated officer reporting that the rear of the hallway (being the toilet block and external steps/balustrading) “...does not add greatly to the character or significance of the building.”

6.11.3 For context and as required under paragraph 189 of the NPPF (see 6.4 above), a brief historic backdrop is provided to assist.

6.11.3.1 From extensive research, including at the British Library, it has been established that permission for the Building (the whole building that is the subject of this application) was granted by the old Huddersfield Corporation and was subsequently constructed as a large residence in the relatively early part of the reign of Queen Victoria. There is reason to believe from records that the building was constructed somewhere between 1836 and 1852. At some point in the last 150 years, it appears that the property was known at one point as: ‘Belle Vue House’, though it is not known if this was ever an *official* address or name. It also appears that it was constructed and largely remained as a large residence until the late 20th Century, when the planning history at 3, above shows frequent interchange between residential and office use.

6.11.3.2 What we can say with greater certainty, is that what is now the rear toilet block on the eastern elevation, did not form part of the Building originally. The following image is from historic survey data from the National Library, which clearly shows that the rear toilet block did not form part of the original building:



6.11.3.3 A subsequent owner of the Building in the later 19th Century, who had purchased the property in 1885, applied for permission to add what we now know as the rear toilet block building. This was duly approved by the Huddersfield Corporation in 1888. Presumably the structure was constructed in the few years following 1888/89.

6.11.3.4 The original rationale and subsequent use of what we now identify as the rear toilet block is not clear. From the research of the planning history, it is described as the “Addition of Scullery to Villa” for domestic use. It is not known or clear from the history why a scullery-type use would have needed to be on the ground floor and on stilts, as opposed to being in the basement level.

6.11.3.5 It is therefore beyond doubt that the addition of what we now know as the rear toilet block did not form part of the original building and was constructed around half a century later. However, all of this predates the listing in 1978 and so the significance of the toilet block does fall to be considered.

6.11.3.6 In the last few decades, the rear toilet block has become just that: a toilet block. Until the current LBC and planning permission were granted, it was an unevenly divided two-toilet block serving the previous ground floor flats. It can be seen from the following image that there was a two-doorway entrance or large windows, onto what was likely a balcony of sorts, which is inferred from the side windows falling onto the current steps/balustrading.



Photo of internal Doors Openings within Rear Toilet Block and previous false wall division

6.11.3.7 The rear toilet block is not an attractive structure. In its setting, it has the appearance of a painted breeze-block box on stilts. It sits as a rather grotesque carbuncle on the rear elevation of what is otherwise an attractive building.

6.11.3.8 The rear toilet block at present covers a central feature arched stained glass window between the Ground and First Floor. We are surprised that this particular window is not referenced in the listing description, but we speculate that it is possibly attributable to its partial cover up by the toilet block and the fact that it is on the rear elevation of the Building.



Photo showing Rear Toilet Block covering first floor feature Arch Window



Photo showing full perspective of rear (eastern) elevation of Building

6.12 Significance

6.12.1 From the front elevation, as a prominent Grade II Listed Building fronting a main road within a Conservation Area, the significance of the Building itself and in its setting is not in doubt.

Therefore, this allows the following assessment of the significance of the relevant part of the Building, being the rear toilet block, on the Building itself and its setting.

Accordingly, the significance of the Building and its setting as a result of the alteration by demolition of the rear toilet block requires assessment. Therefore, it is important to evaluate the significance of the rear toilet block to the Building and its setting, alongside the implications of its demolition.

6.12.2 Significance of the rear toilet block and proposal to demolish

6.12.2.1 The significance of the rear toilet block is low overall, architecturally, artistically or historically. Archaeological interest is not of merit or significance in the case of the rear toilet block.

The impact on the setting of heritage assets is identified below.

6.12.3 Architectural significance of the rear toilet block

6.12.3.1 It is submitted that the rear toilet block is of very low architectural significance. In fact, architecturally it contributes negatively to what is otherwise an attractive building, even on the rear elevation. Arguably, the only redeemable feature is the wrought iron heavily painted pillars on which the structure currently sits. It can be seen from the plans submitted and their associated detailed narratives, that these pillars and the associated plinth on which the toilet block currently sits are due to be moved, retained and reinstated in the new balustrading following demolition of the toilet block.

6.12.3.2 The toilet block, in order to function as such, appears over the decades and clearly well prior to our ownership, to have been excessively rendered or painted, as well as had air vents and fans inputted into the toilet areas. Its lack of value architecturally is perhaps reinforced by the fact that a new doorway may be carved into its northerly elevation in order to create a new access under the current LBC and planning permission.

6.12.3.3 The removal of the toilet block, repositioning of the pillars and inclusion of new black balustrading, with two new doors (with one to remain shut), as can be seen on plan DWG RE 003 Rev D, this will result in a far more attractive architectural result, reflecting the more natural pattern and symmetry of the rear of the listed building, particularly against the existing windows and surrounding stonework. The drawing DWG RE 003 Rev D provides the relevant detailing for the replacement rear doors and associated works, which will respect the appearance and originality of the Building.

Overall, the external alterations will use a limited palette of materials (wrought iron, timber doors and matching integral stone) to seamlessly complement the existing building materials.

6.12.4 Artistic significance of the rear toilet block

6.12.4.1 The rear toilet block cannot be reasonably said to hold any artistic significance. At very best and generously, only the wrought iron pillars on which it sits, which are to be retained/reinstated within the new balustrading, can be of any interest artistically, but it is acknowledged that this is generously reaching as part of this assessment.

6.12.4.2 No further assessment or comment is required in terms of the artistic significance of the rear toilet block.

6.12.5 Historical significance of the rear toilet block

6.12.5.1 It has been described above that it is beyond doubt that the rear toilet block was not part of the Building originally and was constructed around half a century later. Although the listing description is not necessarily determinative, as described above, the fact is that this presently prominent carbuncle feature is not referenced at all, for either its architectural or historic merit and presence. Not even the heavily painted black wrought iron pillars are included or referenced in any way in the listing, which concentrates mainly on the all-important front elevation to New North Road.

6.12.5.2 The addition of what originally purported to be a structure on stilts housing a small scullery space in a large residence is not an unusual or interesting historic presence or feature. Its most recent and longstanding use as a toilet block with modern (actually likely 1970s/1980s toilet/bathroom fittings) previously serving two one-bed residential flats on the ground floor, is not conducive to an important historical feature which has been identified for preservation or special attention. Incidentally, the toilet block has not in figured or been referenced as part of any feature of the planning history as set out at paragraph 3, above.

6.12.5.3 It is noted that the previous applications did not raise any concern from Historic England on the demolition of the rear toilet block initially, before the previous application was modified by us, so that the toilet block was retained. However, the channelling of a new doorway into the toilet block in its most northern elevation in order to create a new entrance was of no concern to either Historic England or the LPA.

6.12.5.4 Again, generously in the favour of the merits of toilet block, the only item of any historical merit is the wrought iron heavily painted pillars, which are proposed to be retained/removed and reinstated within the new balustrading to be included in the development. New balustrading is envisaged as part of the current LBC and planning permission. This proposal will obviously include a further middle section, into which the wrought iron pillars will be incorporated.

6.12.5 Accordingly, contribution of the toilet block as contributing to the significance of the Building as a heritage asset and the setting of the Conservation Area, is at very best low and is more likely negative. It is submitted, without hesitation, that in terms of its low significance and negative impact on setting, the retention of the toilet block is not merited. The demolition of the toilet block and installation of new balustrading, incorporating the wrought iron stilts, with new black entrance doors, would undoubtedly be a welcome enhancement, both in relation to the significance and setting of the Listed Building itself, but also in relation to surrounding designated heritage assets and more specifically the Conservation Area.

6.13 Setting of the rear toilet block and proposed demolition

6.13.1 The Building itself overall, is from the front an attractive building in a Conservation Area setting and is, relatively speaking, proximate to other listed buildings on New North Road, many of which are in office or mixed office/residential use.

6.13.2 The front elevation and important feature front façade of the Building undoubtedly contributes positively to the vernacular of the area and the setting of the Conservation Area.

6.13.3 However, whilst the rear elevation should continue to make a positive contribution, the otherwise attractive Building is tainted by the presence of the ugly toilet block protrusion. Although not pertinent to its listing, it undoubtedly forms part of the listed building. Nevertheless, its presence is an unwelcome eyesore, as can be seen from the photos above. In terms of impact on setting, it is useful that it appears on the rear elevation and not the sides or front where it would more negatively impact on the setting of the Building and the Conservation Area more widely.

6.13.4 An otherwise attractive building, contributing positively to the setting and character of the Conservation Area, is negated by the presence of the toilet block to the rear, adversely impacting the setting of the Building itself and the character of the wider area.

6.13.5 Nevertheless, it is important to remember that the definition of setting in the NPPF states:

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*

6.13.6 The change to the rear elevation of the Building and the setting of the Conservation Area from this perspective following demolition of the toilet block, will be a positive step in not only preserving, but actually enhancing the significance and setting of the Building and the Conservation Area. The present impact of the toilet block on the Building itself, but also on the setting of the area, so far as the rear elevation is concerned, is low at very best and more likely negative overall. It is submitted that the demolition of the toilet block, new balustrading and entrance doors will make a greater contribution aesthetically to the area, as well as positively impacting and enhancing the setting of the listed building, allowing it to contribute more positively to the area.

6.13.7 As identified at 5.3.2, above, aside from internal partitioning removal and alteration works, the internal layout, there are partial removal, minor repositioning and reinforcement of internal load-bearing walls in a couple of places on the lower floors. This is mainly due to the discovery of historic structural issues with certain walls in the lower floors during the current construction phase. This is in fact in the area of the basement where the elevation eastern wall meets the current toilet block structure. It transpires that it is possible that the toilet block structure may have caused movement of old supporting beams at limits when considered against modern standards. This is why minor steel reinforcement following slight movement, will be required in this area of the basement.