

Consultation Response from KC, Conservation and Design
2020/94197 78, Wellhouse Green, Golcar, Huddersfield, HD7 4ET
Listed Building Consent for erection of two storey extension to side (within a Conservation Area)
Date Responded: 30/09/21 Responding Officer: Craig McHugh Responding Ref: CV2/267
REVISED following receipt of further information by email from the applicant
Significance of the heritage assets affected

78 Wellhouse Green is grade II listed along with the adjacent property 76 Wellhouse Green. It is a vernacular building dating from the late 18th to early 19th century. It is constructed of local hammer-dressed stone with quoin stones. It has a stone slate roof and has coped gables with stone kneelers. There are stone surrounds to doors and stone surrounds and mullions to windows. There mullioned windows are indicative of the building's use for domestic weaving. The proposed development directly impacts the north elevation, which has a small lean-to extension to the ground floor, one 3 light stone mullioned window to the first floor (one light blocked) and two single lights with stone surrounds (blocked) to the attic.

76 and 78 Wellhouse Green are good examples of vernacular dwellings of the late 18th or early 19th century. They illustrate the working arrangements of the textile industry prior to its full mechanisation in the mid-19th century. They make a positive contribution to the character and appearance of the Wellhouse Conservation Area.

Impact of the proposals on significance and relevant policies/guidance

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority 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.

Policy LP35 of the Local Plan requires that development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.

The proposed development would result in the loss of the lean-to extension. Listed building consent was previously refused (2009/90505) for demolition of this element of the listed building partly on the grounds of the lack of information provided on its significance. The submitted heritage statement also provides no information on its significance. It appears from contemporary photographs and those taken around the time of listing (shown below) that some rebuilding has taken place to this outhouse. The applicant advises that it has a blockwork interior. The loss of this element would therefore cause minimal harm to the significance of the listed building.

The proposed alterations would result in a large opening being formed at first floor between the existing house and the extension. This is in the vicinity of the chimney breast below (dining kitchen). There is no chimney breast shown on the plans at first floor in bedroom 1, the applicant has commented that this chimney breast would be unaffected but no evidence (photographic or amended plans) has been submitted to show that would be the case. However, photographs from around the time of listing show that the building previously had a chimney stack (now truncated without listed building consent) likely sufficient to serve two fireplaces.

The proposed development would result in the loss of the lean-to extension, the first-floor windows and the blocked attic windows. The lean-to extension has been previously modified/ partly rebuilt. The window openings are original. The proposals would neither preserve nor enhance the listed

building, they would cause a moderate level of harm, that harm would still be less than substantial harm.

It is also noted that a fence has been erected to the front of the property on top of the boundary wall without listed building consent. An outbuilding has also been erected on the terraced garden. Both have impacted on the setting of the listed building. The extension combined with the shed would create a terracing effect that would be detrimental to the setting of the listed building.

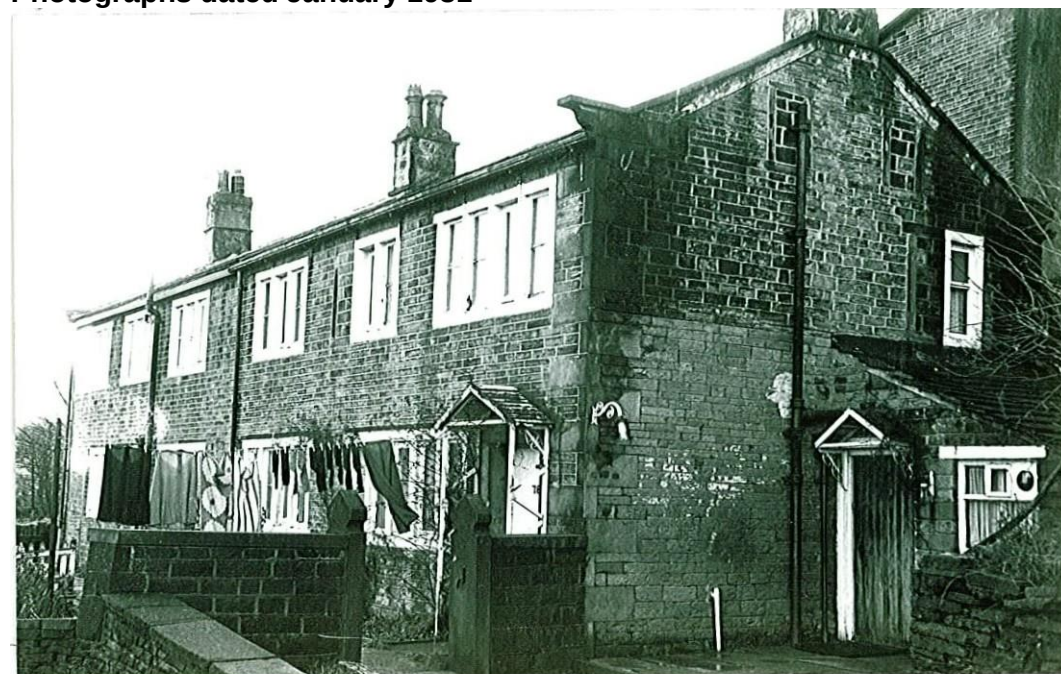
The National Planning Policy Framework requires that great weight is given to the listed building's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para.199). It also requires that clear and convincing justification is required for any harm and that any harm is weighed against the public benefits of the proposal (paras. 200 & 202). The proposals are justified by the applicant on the basis that they would provide additional accommodation for the applicant's family. No public benefits have been identified to outweigh the harm from the proposed development.

Conclusion and Recommendations

Conservation and Design have concerns about the proposed development on heritage grounds, with particular regards to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP35 of the Local Plan and paragraphs 199, 200 and 202 of the NPPF. A single-storey extension on the footprint proposed could be acceptable in principle. As currently submitted, the application should be refused or withdrawn by the applicant.

Craig McHugh, IHBC
Senior Conservation and Design Officer

Photographs dated January 1981



E.ELEV

F270 No 36



N.GABLE

F270 N° 35