

**Consultation Response from KC,
Conservation and Design**

2020/94197 78, Wellhouse Green, Golcar, Huddersfield, HD7 4ET

Listed Building Consent for erection of single-storey extension to side (within a Conservation Area)

Date Responded: 03.04.2023

Responding Officer: Sebastian Pickles

Responding Ref:

The proposals are amendments to the previously proposed two-storey side extension. Comments were provided to the applicant/ agent, setting out that we were unable to support the proposed two-storey side extension.

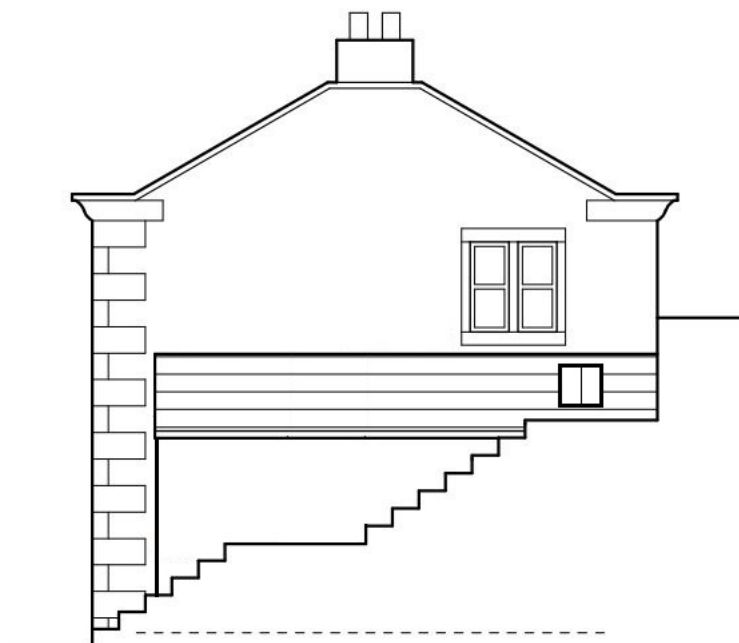
The amended plans show a proposed single-storey extension, with a pitched roof, with a gable forming on the end. We consider that the principle of the single-storey extension is acceptable, however, do consider that the detail of the extension requirements amending.

Previous comments set out:

“As expressed by the previous Conservation Officer we could support an increase to the existing lean, bringing it forward along the elevation. This would be subject to further assessment of the significance of the existing lean-to. With the increase of the lean-to and some internal reconfiguration, you would have sufficient space to accommodate an additional room.”

We consider that the extension needs to be amended to simply increase the lean-to extension forward along the side elevation, which follows the advice and comments previously provided.

We have provided a sketch plan below to illustrate this:



The extension would still be set back behind the quoins. The detail to the end of the lean-to could follow the detail as existing. This would still allow for the internal reconfiguration and use of the space while ensuring an appropriate design and visual impact.

We consider that while the principle of the increase of the single-storey extension is acceptable, the amendments as set out are necessary to ensure an acceptable design. In its current form we are not convinced that the proposal meets the requirements of LP35 or LP24, however with the stated amendments these concerns could be overcome.