

<b>Consultation Response from KC, Conservation and Design</b>		
<b>2020/94336 63, Huddersfield Road, Meltham, Holmfirth, HD9 4AF</b>		
<b>Demolition of dwelling (within a Conservation Area)</b>		
<b>Date Responded: 1.3.21</b>	<b>Responding Officer: Sue Oakley</b>	<b>Responding Ref:</b>
<p>A structural report has been submitted to justify the demolition of this property, and this states that there is vertical cracking and bulging in the gable end, with this wall not tied into the rear wall and the roof and first floor collapsed. The report recommends that the cottage is demolished immediately.</p> <p>As the cottage makes a positive contribution to the significance of the conservation area, clear and convincing justification needs to be provided for its demolition, with public benefits provided to outweigh the harm. In this instance, the safety concerns raised in the report are considered to provide sufficient public benefits to outweigh the harm and I am therefore reluctantly able to support the demolition of this cottage.</p> <p>The Design, Access and Heritage Statement states that following demolition, the footprint of the building will be landscaped with a mixture of hardstanding and soft landscaping, with a low-level coursed stonework wall with stone toppings and a set of black low-level railings to match the front boundary of the adjacent properties.</p> <p><b>Conditions:</b></p> <p>A condition should be applied which requires the east facing wall and this end of the roof of 61 Huddersfield Road to be made good, with the stonework carefully cleaned and repaired using matching stone, and the gable wall re-pointed in lime mortar.</p> <p>The stone copings and kneeler from the gable end of 63 Huddersfield Road shall be taken down carefully and reinstated on the front pitch of the gable of 61 Huddersfield Road, with new copings to make up the length if required. The details shall match that of the rear roof pitch of 61 Huddersfield Road, with all stonework bedded on lime mortar with the appropriate lead flashings and detailing.</p> <p>Full details of the treatment of 61 Huddersfield Road must be submitted as a Listed Building Consent application.</p> <p>Landscaping details should be provided, with the existing stonework from the demolition re-used for the boundary wall and new stone copings to match those at 63 Huddersfield Road.</p>		