

Consultation Response from KC, Conservation and Design		
2021/90343 rear of, 154, Trinity Street, Huddersfield, HD1 4DT		
Demolition of existing building and erection of 2 dwellings and widening of existing access (within a Conservation Area)		
Date Responded: 16/04/21	Responding Officer: Craig McHugh	Responding Ref: Greenhead Park

Designed in a gothic style fashionable at that time, 154 Trinity Street illustrates the affluence and architectural tastes of Huddersfield's middle classes in the mid-19th century. The house and its coach house to the rear contribute to character and appearance of the Greenhead Park/ New North Road Conservation Area. The coach house features a centrally place gable dormer, stone kneelers, stone copings to the gable ends of the roof and a lunette (half moon) window in the north west elevation. The ground floor openings have been altered but it is apparent that there was a large opening to the right of a centrally placed window on the south west elevation and a pair of windows or doors to the left.

The northern portion of the Greenhead Park/ New North Road Conservation Area in which the listed building is located is characterised by high-status residential properties now in a mix of residential and commercial uses.

The proposed development would result in the complete loss of the existing coach house building and its replacement with two new dwellings of a larger scale with similar architectural features. With regards to paragraph 194 of the NPPF, the evidence provided in support of the case for demolition is accepted as providing clear and convincing justification for the harm that this would cause. Subject to the re-use of sound architectural features and materials in corresponding locations and the use of new features and materials to match the existing where required, the harm to the character and appearance of the Greenhead Park/ New North Road Conservation Area would be minimal but still less than substantial harm. The construction of a well-detailed replacement building would be public benefit that would balance that harm with regards to the requirements of paragraph 196 of the NPPF.

Conclusion and Recommendations

Subject to the following conditions, Conservation and Design have no concerns on heritage and design grounds:

The existing building shall not be demolished before a binding contract for the carrying out of works of redevelopment of the site has been made and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the new development will proceed after the loss of the existing building has occurred in accordance with paragraph 198 of the National Planning Policy Framework.

The following sound materials and features forming part of the existing building shall be carefully taken down, protected and securely stored for later re-use as part of the new dwellings; blue natural roofing slates, gable coping stones, kneeler stones, corbel stones, stone surround to the lunette window, stone cills and lintels and walling stone. The materials and features shall be re-used in the equivalent locations in the new dwellings and retained thereafter.

Reason: So as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Prior to the erection of the new dwellings, samples of all new facing materials and features to supplement those salvaged from the existing building shall be submitted to and approved in

writing by the Local Planning Authority.

Reason: So as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.