

Consultation Response from KC, Conservation and Design		
2021/90890 Wilman And Son, 1, Market Place, Batley, WF17 5DA		
Alterations to convert A2 (estate agent) to A3 (restaurants and cafes) (Listed Building within a Conservation Area)		
Date Responded: 27.4.21	Responding Officer: Sue Oakley	Responding Ref:
1 Market Place is a Grade II listed three-storey building dating to c1874 and constructed in stone with a well-detailed ashlar façade and a timber shop front. It is an end terraced unit within a terrace of 8 shops built on a curved and sloping site within a prominent location in the Batley Market Place Conservation Area. The side elevation is in coursed stonework and the rear faces a yard and parking area. The applicant proposes to change the use of the building from A2 to A3, with alterations to the interior and exterior of the building, including stripping out finishes and altering the shop front. The internal alterations are minimal and include the removal of later partitions and minor alterations to areas of low significance and are therefore acceptable. Shop front – The repair of the existing timber shop front is supported as this will improve the facade, with signage illuminated by grey swan neck light fittings fixed to the timber shop front and not into the masonry. Rear elevation – The replacement of the existing ground floor window with a smaller timber sash window is proposed with the insertion of a new rear door and the installation of a black flue from above the ground floor window to above eaves level. A 1.8m high black metal railing and a bin store is proposed in the rear yard area. The rear elevation is only visible from Back Providence Street and has relatively low significance, therefore the proposed interventions are acceptable. The harm caused by the installation of a flue is mitigated by finishing it in black and fixing it to the rear elevation, and the public benefits of repairing and refurbishing the shop front and bringing this vacant building into use is considered to outweigh this slight harm. A condition should be applied requiring all flue brackets to be fixed into mortar joints and not into the masonry.		