

Consultation Response from KC, Conservation and Design
2021/91035 66, Blacker Road, Birkby, Huddersfield, HD1 5HS
Alterations to existing dwelling and erection of front and rear dormers to form 4 flats and erection of bike shed (within a Conservation Area)
Date Responded: 19.4.21
Responding Officer: Sue Oakley
Responding Ref:

66 Blacker Road is an unlisted two-storey terraced house in a prominent location within the Birkby Conservation Area. Behind the terrace to the north west are the Grade II listed 4 and 6 Wheathouse Road. The buildings on this terrace are constructed in hammer dressed stone with blue slate roofs and chimney stacks, typical of the Victorian terraces in this conservation area. An exception to this is 64 Blacker Road which has concrete roof tiles instead of blue slates and flat roofed dormers with white cladding.

The applicant proposes to convert the property into four flats, with the construction of front and rear flat roofed dormers clad in slate to match the materials of the existing roof.

The Design and Access Statement refers to the front dormer at 64 Blacker Road not being in keeping with the visual amenity of the road, but states that the dormers on 66 Blacker Road will not be detrimental to the visual amenity of the street. The Conservation and Design Team would consider that dormers on both properties cause harm to the character of the conservation area.

The NPPF Chapter 16, paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The application provides no public benefits to outweigh this harm and does not demonstrate that the property cannot be converted into a smaller number of units or be retained as a single dwelling.

Inserting a large flat roofed dormer on each roof pitch will lead to less than substantial harm to the significance of the conservation area (the designated heritage asset) by breaking up the simple line of the pitched roofs along this terrace. The harm will be particularly pronounced on the front roof pitch facing Blacker Road, but a full width dormer on the rear pitch will also lead to harm as it is visible from Wheathouse Road and is seen in context with the two listed buildings.

Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness. Proposals within conservation areas should conserve those elements which contribute to their significance.

The proposed dormers do not preserve or enhance the significance of the conservation area or maintain the distinctive character of the repetition of the terraces and clean roof lines, which are an important part of the character of this conservation area.

The Conservation and Design Team does not support the proposal for dormer windows.

The proposed bike storage shed and rear access to the basement are not of concern, although the drawings do not show the extent of excavation required to create the access.