

Consultation Response from KC, Conservation and Design		
2021/92000 4, Grimscar Avenue, Birkby, Huddersfield, HD2 2TU		
Erection of two storey side and rear extensions, dormer windows to rear and associated alterations (within a Conservation Area)		
Date Responded: 9.7.21	Responding Officer: Sue Brooks	Responding Ref:
<p>4 Grimscar Avenue is an unlisted semi-detached house in a prominent location on the corner of Grimscar Avenue and Bleasdale Avenue and situated within the Birkby Conservation Area. The two houses were built in the mid-20th century and constructed from red brick with slate roofs, and the façades are symmetrical with arched head doorways and pairs of windows on each floor. The south gable elevation of 4 Grimscar Avenue is in line with the front elevations of the terrace on Bleasdale Avenue.</p> <p>The applicant proposes to construct a two-storey rear and side extension in brick and tiles to match the existing, with upvc windows and doors to match the existing.</p> <p>Policy 193 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, in this case the Birkby Conservation Area, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p> <p>194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>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.</p> <p>The proposed side extension would double the width of the property and extend beyond the building line of the terrace along Bleasdale Avenue, causing harm to the rhythm of the street pattern which is a characteristic feature of the repetitive terraced streets in this conservation area and contributes to its significance.</p> <p>The proposal for a rear extension with a shallow catslide roof will also change the characteristics of this simple house by adding a roof pitch which is out of character with the form of the surrounding buildings and the host building itself. In addition, a pair of large dormer roofs are proposed on the rear pitch and these will certainly harm the character of the conservation area by adding a dominant roof feature in this prominent location where simple pitches are characteristic, along with the more unusual half dormers on the south side of Bleasdale Avenue.</p> <p>Both the side and rear extensions will lead to less than substantial harm to the significance of the conservation area by greatly increasing the size of the property the character of the house and adding a dominant element to the street-scene on this prominent corner. Paragraph 194 above requires clear and convincing justification to be provided, and 196 requires public benefits to be submitted to outweigh the harm.</p> <p>In addition, Policy LP35 requires development proposals affecting a designated heritage asset, in this case the Birkby Conservation Area, to preserve or enhance the significance of the asset.</p> <p>Policy LP24 requires the form, scale, layout and details of all development to respect and enhance the</p>		

character of the townscape, heritage assets and landscape. Extensions should be subservient to the original building and in keeping with the existing buildings in terms of scale, materials and details.

The proposed extensions and dormers do not preserve and enhance the character of the conservation area as they introduce a dominant extension with substantial dormers and a catslide roof to the rear. The scale of the extensions does not respect the surrounding character or street scene and they are overbearing.

The heritage statement submitted with the application states that the side extension will continue the existing flow of the street scape as it is an end terraced house, however, no consideration has been given to how this large extension will impact on to the adjacent terrace on Bleasdale Avenue where it will interrupt the flow.

It also states that the use of red brick, to match the existing house, will allow the proposed design to blend seamlessly into the existing property, with the proposal having minimal impact on the conservation status. The use of matching red brick is not of concern, however the dominance of the extension, the change in roof pitch proposed at the rear, along with a pair of substantial dormers will detract from the character of the conservation area.

Justification for the proposal is not clear and convincing, the harm has not been acknowledged and no public benefits have been provided to outweigh this harm. In addition, the requirements in the planning policies above have not been considered, and therefore the Conservation and Design Team are unable to support this proposal.