Consultation Response from KC, Conservation and Design		
2021/92514 149, Westgate, Almondbury, Huddersfield, HD5 8XQ		
Erection of first floor extension above existing garage and installation of replacement windows and doors (within a Conservation Area)		
Date Responded: 3.8.21	Responding Officer: Sue Brooks	Responding Ref:

149 Westgate is an unlisted building situated within the Almondbury Conservation Area on land to the south of Westgate. This two-storey house was constructed in the late 20th century and forma part of the historic 147 Westgate. Although set within a yard, the modern buildings are visible from Westgate and in their current form they sit comfortably in this setting, with natural stone walling, pitched roofs and mullioned casement windows.

The proposed first-floor extension above the garage, constructed in coursed natural stone with a stone slate roof and stone gutter corbels, is simple in design and reflects the characteristics of the existing building and local vernacular. However, the proposed windows are of concern.

Policy LP35 of the Kirklees Local Plan requires development proposals which affect a designated heritage asset, in this case the conservation area, to preserve or enhance the significance of the asset. They should ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

LP24 requires the form, scale, layout and details of all development to respect and enhance the character of the townscape, heritage assets and landscape.

In this instance, the properties were designed to reflect the local vernacular character of the conservation area, with mullioned windows and casement windows with a vertical emphasis. This proposal removes stone mullions throughout the property and introduces a different window configuration in a dark grey finish which is out of character with the traditional window characteristic of this conservation area and does not preserve or enhance its significance. This is particularly the case for the high-level windows which are visible from outside the courtyard.

Elevation 5 facing Westgate is part of the historic building and the applicant proposes to fit white uPVC windows to match the existing and this is acceptable.

The Conservation and Design Team have no objections in principle to the construction of a first-floor extension above the garage. However, we would welcome amendments which would address our concerns about the loss of mullions and the colour and configuration of the proposed windows, particularly the first-floor windows.