

**Consultation Response from KC, Conservation and Design**
**2021/93443 Coffee Novo, 50, New Street, Huddersfield, HD1 2BW**
**Listed Building Consent for change of use of first and second floor to form 3 apartments with associated internal and external works (Within a Conservation Area)**
**Date Responded: 9.6.22**
**Responding Officer: Sue Brooks**
**Responding Ref:**

The proposal site includes 50 New Street which is a three-storey unlisted building situated within a terrace of retail premises on New Street, one of the principal shopping streets within the Huddersfield Town Centre Conservation Area. It has a painted façade, presumably stone, with ranges of later window on the two upper floors and a blue slate roof.

To the rear of 50 New Street and attached by a link building is 1-2 Union Bank Yard, also within the conservation area. This three-storey building dates to the early 19<sup>th</sup> century and is Grade II listed. It is constructed from hammer dressed stone with a stone slate roof and five ranges of industrial windows with glazing bars. This is one a group of similar listed buildings of the same date within Union Bank Yard and it contributes greatly to the significance and character of this historic space.

**The proposal**

The proposal is for the conversion of the first and second floors of 1-2 Union Bank Yard from storage and office space to two studio flats on the first floor and one apartment on the second floor. This building is attached to the rear of 50 New Street by a two-storey link building, the first floor of which is included in the proposal.

The application drawings show that the only alteration to the 50 New Street itself is the infilling of an opening between the retail premises and link building at first floor level, with no external alterations. The Conservation and Design Team has no comments on this alteration.

As 1-2 Union Bank Yard is a listed building it is important that the conversion is carried out sensitively to retain its significance and ideally provide enhancements. If harm to the significance is unavoidable, it requires require clear and convincing justification and must be weighed up against the public benefits of the proposal, in accordance with paragraphs 200 and 202 of the NPPF.

A Design, Access and Heritage Statement has been submitted with the application, although it incorrectly states that 50 New Street is listed, and the assessment provided within this report is limited. The assessment below requires further information to be submitted to allow the Conservation and Design Team to provide an informed assessment.

**Externals – 1-2 Union Bank Yard**
*Proposed windows*

The only external alteration proposed is a small uPVC window to match the existing. However, there is no proposed elevation drawing showing the location of this and the first and second floor plans indicate that two windows are proposed on the east facing gable. The insertion of new windows at both levels is acceptable, however the windows must be timber framed and in a similar style to the existing traditional windows in the building. Full details, including 1:20 window elevations and 1:5 window sections will need to be submitted by condition. The windows shall be timber framed, set into the reveals by 100mm, and within natural stone surrounds to match the existing on the north elevation.

*Existing windows*

The application shows the proposed retention of the existing windows on the first and second floors.

The existing timber framed multi-paned fixed light and sash windows must be retained and restored, with any restored details matching the existing details.

However, these are single glazed windows, piecemeal with some later replacements and some are in poor condition. There are fixed lights in habitable rooms and clear glazing in the proposed bathrooms. We would recommend that the treatment of the windows is considered further as part of this application.

Replacement windows, the introduction of opening lights, double glazing or obscured glass will require listed building consent. If, following further consideration, their replacement is considered necessary, evidence and justification must be provided to show that they cannot be retained, along with full details of the proposed replacements. Full details including 1:20 window elevations and 1:5 window sections will need to be submitted.

### **Internals**

The conversion of this building into apartments requires some internal demolition, alterations, and subdivision. The removal of later partitions and fittings are not of concern as these have no historic significance. The existing staircases are retained on all floors.

As there are existing later partitions within the building, the stripping out of these and subdivision of the spaces is acceptable. However, where new finishes and partitions are proposed, no detail has been submitted to show how the historic internal details such as timber trusses, corbels, and fireplaces, will be incorporated into the proposal. Details of this need to be submitted and justified, with evidence that historic features of significance will be retained and incorporated into the proposal, and modern interventions such as surface finishes will not harm the significance or performance of the building.

### **Policies**

Policy LP17 of the Kirklees Local Plan supports proposals that will preserve and enhance the town's cultural and architectural heritage, retaining and regenerating key historic features such as yards and listed buildings. LP24 (Design) requires proposals to re-use and adapt existing buildings where practicable, and respect and enhance the character of the townscape. LP35 (Heritage) requires proposals to retain elements which contribute to the distinct identity of Kirklees and the significance of the conservation area.

In this case, the re-use of a vacant listed building within the Huddersfield Town Centre Conservation Area is supported in principle, subject to the building being preserved and enhanced.

Paragraphs 200 and 202 of the NPPF require any harm to the significance of a listed building to require clear and convincing justification, and it must be weighed up against the public benefits of the proposal. Based on the limited information submitted, this proposal leads to less than substantial harm to the significance of the building, with the public benefits of providing a viable use for the vacant floorspace going some way towards outweighing this harm. However, the lack of detail makes it difficult to assess the extent of harm and therefore further consideration and information is required.

### **Conclusion**

In summary, the Conservation and Design Team supports a sensitively designed proposal which brings vacant or underused floor space back into a sustainable and viable use, without harm to the significance of the listed building or conservation area.

However, there is a lack of detail within this proposal and our concerns are summarised below:

- The proposal to retain the existing windows should be considered further as detailed above.
- Details of proposed new windows need to be amended and submitted.
- Details and internal sections must be submitted to demonstrate that internal historic details such as trusses and fireplaces are retained and incorporated into the proposal.

If this application is supported, based on the information submitted, the following conditions are recommended:

- details of the proposed new windows to be submitted for approval, as described above.
- retain and restore existing windows and provide details of proposed repairs and treatments.
- Provide details of how the historic internal features will be incorporated into the proposal.