

<b>Consultation Response from KC, Conservation and Design</b>		
<b>2021/93622 Concept Refridgeration Ltd Midway House, 51, Huddersfield Road, Meltham, Holmfirth, HD9 4AF</b>		
<b>Partial Demolition and change of use and alterations to form dwelling (Adj Listed Building Within a Conservation Area)</b>		
<b>Date Responded: 18.10.21</b>	<b>Responding Officer: Sue Brooks</b>	<b>Responding Ref:</b>
<p>This application is for the partial demolition and conversion of a small two-storey barn into a dwelling. It has been submitted alongside an application to convert 51 Huddersfield Road into dwellings, and another to construct two pairs of semi-detached houses on land to the north.</p> <p>This unlisted barn is located within the Meltham Conservation Area and set in a courtyard behind the main streets of Huddersfield Road (formerly Town Gate) and Station Street. Access to the yard is via a narrow access along the side of 51/53 Huddersfield.</p> <p>The OS map of 1854 indicates that there was a cluster of buildings in this location surrounding a yard and including the listed terrace facing Huddersfield Road, a group of dwellings which include 37-49 Huddersfield Road, 4-8 Victoria Road, a large barn to the east of the yard and a smaller barn attached to this and adjacent to 37 Huddersfield Road – this small barn is the subject of this application and it has historic interest as a vernacular building constructed in coursed rubble stone with heavy quoins and historic openings, which contributes to the character of the conservation area.</p> <p>The proposed materials are stone walling, blue slate to replace the existing corrugated sheeting, timber windows and timber doors.</p> <p>The demolition of the west gable and end bay is proposed to provide access to land to the rear, with the existing stone quoins and walling stone from the demolished wall used in the rebuilt gable end. The Heritage Assessment shows that the west end of the building is a later construction, with visible construction breaks in the external walls and the northern side of this bay rebuilt in around the late 20<sup>th</sup> century. Given the extent of alterations over time, the heritage assessment provides justification for this partial demolition and concludes that the understanding of this vernacular building as part of a historic group will still be maintained.</p> <p>Although the historic roof covering is likely to have been stone slates, the proposed use of natural blue slates is an acceptable alternative as this would be an enhancement to the existing corrugated sheet roofing and will introduce a traditional material which is commonly used in the town.</p> <p>Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset (in this case the conservation area) to preserve or enhance the significance of the asset. In this case, the conversion of the barn will enhance the setting of the listed building at 51 Huddersfield Road, and enhance the character and significance of the conservation area by restoring this historic building.</p> <p>Policy LP35 also states that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, ensuring that proposals within conservation areas conserve those elements which contribute to their significance, and a sustainable future is secured for heritage assets at risk and historic farm buildings. The retention of this historic barn will achieve this.</p> <p><b>Conclusion</b></p> <p>In summary, the Conservation and Design Team support the conversion of this barn and would suggest that the following conditions are applied to ensure that the fabric of the building is protected, and the character is maintained:</p>		

- Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove the existing mortar and the mortar shall be flush pointed.
- External material samples should be submitted for approval.
- The heads and cills for all new openings shall be in natural stone.
- The rebuilt external walls shall be constructed in coursed dressed natural stone. No works to construct the external walls shall take place until a walling stone sample has left on site for the inspection and approval in writing of the Local Planning Authority.
- Full details of all window frames, doors (joinery details at 1:5 and elevations at 1:20) and rooflights (which shall be conservation style) shall be submitted to and approved in writing by the Local Planning Authority.

Note:

The original D&A Statement has been included as appendix 1 of the revised D&A Statement of September 2021. This refers to the demolition of this building and is no longer relevant as this proposal has been superseded.