

Consultation Response from KC, Conservation and Design		
2021/93688 75, New North Road, Edgerton, Huddersfield, HD1 5ND		
Listed Building Consent for internal and external alterations, installation of rear disabled access ramp (within a Conservation Area)		
Date Responded: 2.2.22	Responding Officer: Sue Brooks	Responding Ref: HUD 27/1009
Following previous comments and subsequent amendments and justification, our updated response is below: Externally, the proposed changes are quite minimal and are generally acceptable, subject to the comments below: • New aluminium downpipes should have a round section, while gutters should have an ogee section. • Widening the rear doorway - the existing stone jambs will be re-used. If a new lintol is required this should be in stone and should match the existing in terms of stone type, tooling, bedding and colour. This can be included as a condition. A timber panelled door is proposed and is acceptable. • The proposed bin store and cycle store have been relocated to the side of the garden against the boundary wall, with 1m high metal fencing around the stores. This reduces the impact on the listed building and is acceptable. Details should be submitted for approval, with vertical railings preferred. • The rear boundary wall will be retained, and this is supported. • CCTV cameras and external lights are proposed to replace the existing units. Small units with black housings are proposed, fixed in unobtrusive locations such as under the eaves or adjacent to downpipes, with fixings through mortar joints and not drilled into the masonry. This is an enhancement on the existing and is considered necessary following recommendations in the Crime Prevention response. • The proposed west and south elevation drawing should be amended to show the existing windows unless replacements are proposed. Internally, remodelling is proposed, with the demolition of internal walls and construction of new walls to reconfigure the internal spaces. • The significance of the basement is low and therefore the reconfiguration of this space causes a low level of harm and is considered acceptable. However, we raised concerns about the removal of the staircase. Further justification has been submitted, explaining that the existing staircase is not historic and the narrow hallway to the external entrance could create a bottleneck in the event of a fire. This justification is considered acceptable and therefore we have no concerns about this alteration. • The first-floor plan form has been altered somewhat in the past, with the central internal walls partially demolished to create a more open plan space (approved in 2003). However, most of the original walls remain in place and the historic plan form can still be understood.		

The application has been amended to reduce the extent of further internal demolition, with the sufficient retention of internal walls to the rear for the historic floorplan to be understood. The loss of the central front room in its entirety is still proposed, and we would recommend that the beams supporting the original walls are boxed in below the ceiling height to retain an indication of the original layout. It is unclear why a small office needs to be formed within the rear room and instead we would suggest that the existing room is used for this function.

Summary

In summary, the further justification and amendments address our concerns therefore the Conservation and Design Team accept the proposal, subject to the comments above.

We would recommend that the unauthorised fencing at the front of the property is removed, although this is a separate issue which does not form part of this application.