Consultation Response from KC, Conservation & Design

2022/90397 Newsome Bowling Green, St John's Avenue, Newsome, Huddersfield, HD4 6JP

Erection of 10 dwellings and associated works

Date Responded: 19.5.22
Responding Officer: Sue Brooks
Responding Ref:

The proposal site is a former bowling green located behind a terrace of three Grade II listed two storey cottages at 27-31 Towngate. These cottages are constructed in hammer dressed stone with stone slate roofs and are located opposite another group of five similar listed cottages, all believed to date back to the early 19th century. The rear of the cottages at 27-31 Towngate have low significance as they have been considerably altered over time, however the north-west side of the proposal site can be seen in context with the listed cottages when viewed from Towngate adjacent to the Clarence Hotel.

An application for 8 dwellings was approved in 2020, and this application is for 10 dwellings.

The erection of dwellings on this historically undeveloped site within the setting of a group of listed cottages would lead to less than substantial harm to their significance. However, the site is no longer in use and the public benefits of providing housing on this vacant site is likely to outweigh this harm, and therefore the Conservation and Design Team does not object to the principle of the proposal, subject to the design and detailing respecting the local character and setting of the listed buildings.

Most of the buildings surrounding the former bowling green are two-storey terraced houses constructed in natural stone with either blue slate or stone slate roofs, with some exceptions including the Clarence which is constructed in brick with a concrete tiled roof.

The proposed dwellings are short two-storey terraces which reflect the character of the houses within this locality in terms of scale and their simple design. The use of grey concrete interlocking tiles and elements of light-coloured render can be seen in surrounding buildings, although we are concerned that artificial stone will be at odds with the local character, with uncharacteristic weathering properties, and would prefer natural stone to be specified.

The main element of the development that is visible in context with the listed buildings on Towngate is the gable end of the semi-detached property at Plot 1. However, the proposed building will only be seen through a gap between the properties on Towngate and the view is weakened by the proximity of the Clarence, therefore only having a minor impact on the setting of the listed cottages.

In conclusion, we have no objections to the proposal, although we would prefer natural stone to be specified instead of artificial stone.