

**Consultation Response from KC,
Conservation and Design**

2022/90875 Fieldhead, 1, Lidget Street, Lindley, Huddersfield, HD3 3JB

Variation of condition 1 (plans and specifications) on previous permission 2018/90082 for variation condition 2 (plans) on previous permission 2016/93798 for Listed Building Consent for conversion and extension of existing building, including part demolition, to form wedding venue and restaurant with bedrooms, and ancillary car park together with community use

Date Responded: 05.05.2022

Responding Officer: Sebastian Pickles

Responding Ref:

The application is the variation to the previous approved variation application in 2018. Conservations comments are as below.

External

Drawing -Sheet 1 - Listed Building Consent

Elevation B – As shown on plan

The drawing shows a proposed increase the height of the close boarded fencing. The increase is not noted as a change, however comparing to the previous approved plans there is a notable increase. We would raise concerns in this respect as this will make the new fencing more visually obvious. The fence should be reduced to the previously approved height.

Elevation C – As shown on plan

The drawings again show the increase in height of the timber close boarded fencing. I would echo my previous comments in respects of the height of the fence.

The drawings show changes to the set of double doors which are now to be largely glazed double doors. The previously approved vertically boarded doors were of a more appropriate style, we consider the doors should be amended to the previously approved design. Further along the elevation the main larger opening has been amended to what appears to be a glazed seamless style, with a central logo. We are not convinced by this amendment. We are of the view the previously approved door style should be reinstated and the logo removed.

Elevation D – As shown on plan

To the left of the elevation there is a proposed detached timber store. The store is of a considerable size and proposed to be set near enough in line with the main elevation. We consider that the store should be reduced in size and set back from the main elevation.

The main front door had been amended. The doors appear to be more seamless and again has the addition of a logo. As per previous comments we consider the logo should be removed.

Further to the right of the elevation the large opening has been amended to a simple set of casement windows and doors with a projecting canopy. The former approved detail showed a more decorative style of window with curved window heads. Conservation considers the submitted detail does not enhance the character of the building and would request that the previous approved detail from 2018 is reinstated.

Sectional Elevation E

The plans proposed the arched opening to have a glazed infill with a top curved head transom. Conservation would ask for the Logo to be removed, but consider the principal to be acceptable, however there is currently insufficient detail for the proposed infill.

Sectional Elevation F

To the left-hand side of the elevation it shows that an existing sash window is to be altered and casements fitted. Conservation objections to this amendment and the existing sash should be retained.

Along the elevation a series of doors are shown as being amended, instating what appear to be simple panel doors. There is insufficient detail for the proposed doors. The previously approved doors were vertical panel doors. Without sufficient joinery details for the doors full comments can not be provided.

Elevation G

The elevation shown the proposed new attached timber clad store. Conservation would ask that the store is detached from the existing structure.

There are again further amendments to proposed doors. As previously stated there is currently insufficient detail. Full joinery details should be submitted.

Elevation H

I would echo my comments for elevation G.

Elevations – Sheet 2 – Listed Building Consent

Elevation J

There are further door styles proposed, again with insufficient joinery details. To the flat roof section a projecting pergola is proposed. Conservation do not consider this to be appropriate. The feature appears and alien feature, which does not enhance the character of the property. We consider this should be omitted from the revised plans.

Sectional Elevation K

An existing sash window is shown as being amended to a set of double opening doors with balconette. Conservation do not support this amendment as this would see the alteration of a historic opening where there is no precedent for such alteration. We do not support this element of the revised plans.

Elevation L

Please refer to previous comments on the proposed pergola. Again there is insufficient joinery detail for the proposed doors.

Elevation M

Conservation consider the proposed design for the larger set of doors to the right hand side of the elevation to be entirely inappropriate. The previously approved detail was more appropriate and should be retained. We object to the design of the proposed larger doors.

Proposed Ground Floor Plan

Within the function space, previous approval was granted for large openings to be created. The plans now show partitions and bi-folding doors being instated. There is however no detail for these elements. Further detail is required for these new additions.

With the Entrance lobby it has highlighted an area of change, however it is unclear what the specific change is.

Within the Gym area there are several changes proposed. Existing partitions are to be removed and a screen is to be instated including a doorway. Detail of these changes is lacking, and further information is required.

The proposed stores are shown as being attached to the building. As previously noted Conservation would ask for these to be detached from the main building.

Landscaping

There are some minor changes to the area around the fountain creating more of a walkway. We would raise no comments in this respect.

The area outside the Function space has reverted back to previous form and removed the previous turning area. This is more sympathetic to the setting of the Listed Buildings and we are supportive of this change.

Concluding comments

As set out Conservation has raised several points of concerns and amendments are required. There is also need for further joinery detail and detail of the proposed internal changes.