

**Consultation Response from KC,
Conservation & Design**
2022/91188 100, St John's Road, Birkby, Huddersfield, HD1 5EY
Erection of single and two storey side and two storey rear extensions to increase ground floor retail unit and HMO above (within a Conservation Area)
Date Responded: 10.06.2022
Responding Officer:
Responding Ref:

The application site is located within the Birkby Conservation Area. The site located on a major crossroad of Wheathouse Road, Blacker Road and St John's Road. The building is therefore in a highly prominent location being on a prominent corner location.

Located some 40 metres to the west along Wheathouse Road are the Grade II 4 Wheathouse Road and Grade II 6 Wheathouse Road.

Looking at historic OS maps the building is dated to the mid to last half of the 19th century. The first edition 1850 Town map the area has small number of existing terraces to the east of the site, however the site of the building is undeveloped. In the last half of the 19th century this see large scale development.

The building has seen a degree of change. To the main frontage there is evidence of loss and removal of an earlier shop front. To the side the boundary wall has seen the addition of a late 20th century random wall which is set atop of the original boundary wall.

To the rear, the wall is faced with hanging slates. This was a common technique employed to provide some additional weather protection. The hanging slates have also been used as a means of advertising the use of the premises. The clearest sign states 'Chemist', however looking more closely there is evidence of earlier signs. This likely to have been a late 19th very early 20th century addition. While the slates at the base of the elevation are fallen or in poor state, this does form a critical part of the character of the property and a part of the character of the area, with the historic signage being clear visible with immediate views and views looking along Blacker Road toward the building. This appears to be one of the few surviving examples in the area.

The submitted Supporting and Heritage Statement, while appreciating this is more minor development, does not provide much detail of assessment of the impacts of the proposed development.

The proposals are for a single storey side extension and large two storey rear extension. Conservation do not support the proposals, which would see substantial development which would also see the loss of historic signage to the rear elevation, which as noted is a key part of the character of the building and area, a rare surviving example in the area. The development while making use of the similar materials does not consider the overall impacts to a key corner plot location.

We do not consider that the proposed development to be acceptable and would raise an objection. We do not consider the proposals to meet the requirements of Policy LP35 of the Local Plan. We also find the proposals to be contrary to Policy 72 of the Planning (Listed Building and Conservation Areas) Act. There is no convincing or compelling justification for the proposed works which would have a negative impact to the character of the building and Conservation Area with the noted loss of the historic possibly late 19th early 20th century signage, which has a strong contributing factor of the building. To reiterate we object to the proposed development.