

Consultation Response from KC, Conservation & Design
2022/91524 24, Zetland Street, Huddersfield, HD1 2RA
Change of use and alterations to residential dwelling to form mixed use comprising drinking establishment with expanded food provision, leisure facility and retail sale of specialist tobacco (Listed Building within a Conservation Area)
Date Responded: 28.3.2023
Responding Officer: Sue Brooks
Responding Ref: HUD 4/1411

24 Zetland Street is a Grade II listed, two-storey former dwelling within the Huddersfield Town Centre Conservation Area. The building appears from historic maps to date to the mid-late 19th century and is constructed with an ashlar stone façade and stone parapet (now painted), with the rear and side elevation in hammer dressed stone. The façade retains a large ground floor sash window, with uPVC windows on the first floor fitted without listed building consent. Also on the façade is a timber front door with a fanlight and a passage to the rear garden. Two multi-paned 19th century sash windows survive on the rear elevation. Internally, many unauthorised alterations have recently been carried out.

The applicant proposes internal and external alterations to convert the building for entertainment use. However, the submitted statement entitled 'Application for planning permission and listed building consent' states that the application is for change of use, pergola in the rear yard, external fire doors and PVC double glazing to the rear. This statement contradicts the details within the application form and submitted documents which describe more extensive alterations.

External

Fire doors are proposed on the ground and first floor. No details of the proposed doors have been submitted. The application form states that the timber panelled front door will be retained, while Appendix 8 states that it will be replaced - this door must be retained and repaired. The rear external door is not historic, and a replacement door may be acceptable subject to details being submitted.

Appendix 3 of the application documents refers to a new disabled access door and first floor emergency exit (page 28). No details have been submitted so this cannot be assessed.

The application form proposes to retain the unauthorised uPVC front first floor windows, replace the historic timber ground floor sash on the front elevation with a uPVC window, and replace the 19th century multi-paned timber sash windows on the rear elevation with uPVC windows. We **strongly object** to the replacement of the historic windows and would recommend that the uPVC windows on the front elevation are replaced with timber sashes to replicate those removed.

Internal

The application form proposes the replacement of false ceilings, or refurbishment of exposed timbers. No details or drawings have been submitted to show the proposed internal alterations and therefore we are unable to assess or support this part of the application.

The application form states that emergency works have been carried out. However, the Authority has not been notified of these work as required by Section 9 of the Planning (Listed Building and Conservation Areas) Act 1990 and there is no evidence that the measures were the minimum immediately necessary. The following unauthorised works have been carried out, and are not shown within the application:

- The first-floor front room ceiling has been removed without consent, although this appears to be a modern plasterboard ceiling beneath the original joists so the significance is low. Ceilings

should be reinstated.

- Plaster has been removed from internal walls without consent. The proposal is to re-plaster or install wood panelling. Breathable plasterwork should be used to reinstate the historic finish.
- Internal partition walls have been demolished, including the wall between the hallway and front room on the ground floor. These must be reinstated unless it can be demonstrated that they were later interventions.
- Chimney breasts removed without consent must be reinstated.
- The stair balustrade has been removed and must be reinstated.

Rear yard

A substantial pergola is proposed in the rear yard, with the beams bedded into the rear wall of the listed building by a minimum depth of 150mm (Appendix 4, page 2). The pergola is shown on the proposed roof plans and north elevation A drawings. The submitted detail is limited and no justification has been provided for an intrusive construction method which causes damage to the building.

We have no objections to the proposed free-standing structures within the rear yard as the space is enclosed and they will have no impact on significance.

The construction of a first-floor fire escape between this and the adjacent building is proposed. No drawings have been submitted and therefore we are unable to assess or support this proposal.

Conclusion

In conclusion, the Conservation and Design Team would have no objections to the sensitive conversion of the building to provide a sustainable and viable use. However, the application is unclear, with a lack of detail submitted, limited justification and contradicting statements with regards to the extent of work applied for in this application. The application has not adequately assessed or understood the significance of this historic building and the proposed works do not respect its character and significance. The supporting statement incorrectly states that the 'protected and historical features of interest of the building are to the frontage only'. This is incorrect as the entire building, including the interior, is listed.

The proposal does not comply with Section 66 (2) or 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199, 200 and 202 of the NPPF or Policies LP24 and LP35 of the Kirklees Local Plan. It leads to a high level of less than substantial harm to the significance of the listed building, which are not outweighed by the submitted public benefits.

Based on the information submitted, we are unable to support the application and recommend that it is withdrawn or refused.