

Consultation Response from KC, Conservation & Design**2022/91968 Jamia Masjid Osman, 32, Upper George Street, Springwood, Huddersfield, HD1 4AW****Partial demolition, rebuild and extensions and alterations to mosque (Within a Conservation Area)****Date Responded: 17.3.2023****Responding Officer: Sue Brooks****Responding Ref:**

32 Upper George Street is a large unlisted end-terraced building situated within the Springwood Conservation Area and likely to date to the early-mid 19th century. To the north are the rear of several Grade II listed buildings including 27 and 29 Greenhead Road, and to the south-east are the Grade II listed 23-31 Upper George Street.

This two-storey building was originally constructed as a single dwelling, with a central doorway and ashlar façade with modern windows. A large single storey extension has been built in the rear garden (approved in 2010, 2017 and 2019), and on the west side of the garden is a tall brick boundary wall with stone copings.

20-32 Upper George Street were de-listed in 2015 due to extensive unauthorised alterations which significantly diminished the architectural and historic interest. Despite the de-listing of the buildings along this terrace, they still make a positive contribution to the character of the conservation area.

Proposal

The proposal is to demolish the entire original building and construct a taller building with a similar façade built in ashlar stone, the complete reconfiguration of the rear elevation, and a two-storey extension at the northern end. Internally, the ground and first floors will be open plan.

Assessment

The Conservation and Design Team is unable to support the proposal in its current form. The full demolition of a historic building within this conservation area will lead to a high level of less than substantial harm, and therefore clear and convincing justification needs to be provided with sufficient public benefits to outweigh the harm.

We would recommend that the applicant investigates reconfiguring the existing building in its current form, with discreet repairs to the facade where movement has occurred (is it only historic movement or still ongoing?), and necessary repairs to the building. This will maintain the significance of a building which makes a positive contribution to the character of the conservation area and street scene.

If the building is beyond economic repair, this needs to be clearly demonstrated by the submission of a structural report and evidence to justify complete demolition and rebuilding. If it can be justified, we will re-assess the application and provide comments on the proposed scale and design.

Conclusion

We are unable to assess or support this proposal in its current form as inadequate justification has been submitted for the demolition and the proposal does not comply with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199, 200 and 202 of the NPPF or Policy LP35 of the Kirklees Local Plan.