

Consultation Response from KC, Conservation & Design
2022/92251 The Coach House, 3b, Hungerford Road, Edgerton, Huddersfield, HD3 3AL
Demolition of existing car port and erection of garage with first floor (within a Conservation Area)
Date Responded: 11.08.2022 Responding Officer: Sebastian Pickles Responding Ref:
The application site is located within the curtilage of the Grade II Bryanccliffe, a lovely example of mid-19th century detached villa. The building is also located to the immediate north of the Curtilage Listed Coach House, which has previously been granted Listed Building consent to be converted to residential use. Along with being in the curtilage and setting of the noted Listed Buildings, the site is within the Edgerton Conservation Area. The site is therefore within a highly sensitive location. The existing car port was approved in 2013. The car part is constructed from a timber frame and finished with a slate roof. It is a very modest scale, and the design is sympathetic to the setting. We are not convinced by the submitted Heritage Statement and that it meets the requirements of Policy 194 of the NPPF. The proposed replacement building is of two stories and is of a highly contemporary design. Whilst it can be possible for new additions to sit alongside the historic form, this is subject to the context and consideration of the historic environment and the building enhancing the existing buildings and area. Conservation are not convinced by the proposed two storey building, which appears entirely incongruous to the setting of the Listed Building and does not appear to fully consider the impacts on the setting of the Listed Building or the Conservation Area. While there is some minor offset in the use of solar panels, there is no current justification for the proposed building. As proposed we consider that the details do not meet the requirements of Policy LP35 of the Local Plan. The building would be entirely incongruous and does not seek preserve or enhance the setting of the Listed Building. It would in a manner create an stand out building and would therefore be contrary to Policy 66 or 72 of the Planning (Listed Building and Conservation Areas) Act. The erection of the building would harm the setting of the Listed Building and the character of the area. The harm would be considered to be less than substantial, however there do not appear to be any substantial Public benefits which would outweigh the proposed harm. The applicant should therefore be withdrawn or refused.