

Consultation Response from KC, Conservation & Design
2022/92314 100, St John's Road, Birkby, Huddersfield, HD1 5EY
Erection of single and two storey side and single storey rear extensions to increase ground floor retail unit and HMO above (within a Conservation Area) (modified proposal)
Date Responded: 7.9.22
Responding Officer: Sue Brooks
Responding Ref:

The application site is a two-storey end terraced property situated within the Birkby Conservation Area, in a prominent corner location on the major crossroad of Wheathouse Road, Blacker Road and St John's Road. The terrace appears from historic maps to date to the mid-late 19th century. Around 40 metres to the west, along Wheathouse Road, are the Grade II listed 4 and 6 Wheathouse Road.

The building retains its original form as a two-storey hipped and pitched roof building with a double pile plan, constructed in coursed stone with large window openings. However, it has been altered over time, with a concrete tiled roof to the front pitches, the insertion of a new shop front and canopy, replacement windows, and raised random stone 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.

A previous proposal (2022/91188) for a single storey side extension and large two storey rear extension was refused.

The current proposal has been amended following the previous application, with the rear extension reduced to single storey with a shallow mono-pitch roof to allow the historic slate cladding to be partially retained, and the two-storey side extension set back slightly from the boundary. The proposed materials are stone external walls, artificial blue slate roof, uPVC windows and timber steel plated doors.

As before, the amount of development on this site is substantial, with the proposed single storey flat-roofed side extension extending as far as the curved boundary of the site and beyond the historic building line of the terraced properties on Blacker Road to the rear. We would still consider this to be overdevelopment of the site in this key corner location and therefore we do not consider that the proposed development preserves and enhances the character of the conservation area. It does not meet the requirements of Policy LP35 of the Local Plan and is contrary to Policy 72 of the Planning (Listed Building and Conservation Areas) Act.

The Conservation and Design Team is unable to support this proposal.