

**Consultation Response from KC, Conservation & Design**
**2022/93009 735, Manchester Road, Milnsbridge, Huddersfield, HD4 5SL**
**Listed Building consent for erection of extension and alterations to outbuilding to create dwelling forming annex accommodation associated with 735, Manchester Road, Milnsbridge, Huddersfield, HD4 5SL (within a Conservation Area)**
**Date Responded: 18.10.22**
**Responding Officer: Sue Brooks**
**Responding Ref:**

735 Manchester Road is the former vicarage to the adjacent St Luke's Church in Milnsbridge. This Grade II listed house is a substantial building constructed in stone with fine detailing and set within extensive sloping gardens on the south (uphill) side of Manchester Road. It is located within the Milnsbridge Conservation Area.

A small curtilage listed outbuilding is situated at the rear of the property, set against the southern boundary of the garden. The demolition of this structure was approved in 2011, however, this was not implemented, and the current application seeks to convert and extend it into annexe accommodation associated with the main house.

Constructed in coursed rubble stone walling with a stone slate roof, the structure has been altered extensively over time, with poor quality cement pointing, plastic gutters and infilled openings. In its current condition it harms the setting of the listed building, and the Conservation and Design Team would have no objections to sensitive enhancements and repairs which would bring it into use.

However, we are unable to support the application in its current form as the level of detail submitted with the application is limited. We therefore have the following recommendations:

- The roof pitch shall be covered with natural stone slates and laid in diminishing courses. Existing stone slates shall be re-used, and any replacement slates required shall match the existing. Slates shall not be turned. They shall be laid on a breathable membrane and with the verges pointed and ridge bedded in lime mortar.
- A single roof light is acceptable and must be a conservation type set flush with the slates, with a recessed flashing kit and central glazing bar. Details should be submitted for approval.
- Rainwater goods should be in cast aluminium or cast iron and painted black. Gutters shall have an ogee profile and downpipes shall be round.
- A sample panel of external masonry for the extension should be submitted for approval. This needs to show coursing, stone type, bedding and pointing. Reclaimed stone should be used.
- The heads and cills for all new window and doorway openings shall be in natural tooled stone, with details including dimensions, stone type and bedding, along with stone samples, submitted for approval.
- Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove the existing mortar and the mortar shall be flush pointed. Weather struck or

strap pointing will not be permitted.

- Full details of all windows and doors, including bi-fold doors (1:20 elevations and 1:5 sections and joinery details) need to be submitted for approval. New windows and doors shall be set into the reveals by 75-100mm and shall not be fitted flush with the external walls, and bi-fold doors shall be timber framed.
- The unauthorised stone wall abutting the west elevation of the outbuilding shall be removed, with the external wall of the outbuilding made good.

Once the amendments above have been made, and further details have been submitted in response to these recommendations, we will be able to submit a final response for this application.

Note: Unauthorised works have been carried out at this property, including and not limited to concrete panel fencing around the site boundary, low stone walling abutting the dry-stone boundary walls, and windows infilled with blockwork.