Consultation Response from KC, Conservation & Design
2022/93161 35, Lea Lane, Netherton, Huddersfield, HD4 7DP
Listed Building consent for demolition of existing wall and coal store and formation of vehicular access (within a Conservation Area)
Date Responded: 21.10.22 **Responding Officer: Sue Brooks** **Responding Ref:**

35 Lea Lane is a four-storey house dating back to the early-mid nineteenth century and the end-terrace of a group of three dwellings, all of which are Grade II listed. It is situated on a steep hillside in a semi-rural location within the Netherton (Corn Bank) Conservation Area, along with two other short terraces, of which 49-63b Lea Lane are also Grade II listed.

The building is constructed from hammer dressed stone with a stone slate roof and ranges of small, mullioned windows on the west facing facade. To the front of the property is a small yard with a low coal store in front of the ground floor window and a low stone front boundary wall with heavy flat copings and metal stubs showing evidence of historic railings. The front path is accessed via a pair of stone gate posts.

The applicant proposes the demolition of the garden wall and coal store to create a parking space surfaced with either block paviours or stone flags, accessible from Lea Lane. The construction of a new wall is proposed between the gardens of 33 and 35 Lea Lane, where there is presently a low fence.

Assessment

Terraces of cottages, with small enclosed front gardens bounded by low stone walls, are a characteristic feature of the 18th and 19th century settlements in the Holme Valley and surrounding areas, and they make a strong contribution to the special interest of the area. On this part of Lea Lane most of the front boundary walls have been demolished and this has removed the historic legibility of the buildings. The parking area formed at the front of 33 Lea Lane (prior to 2000) demonstrates the harm caused by the loss of the boundary wall, with parking directly in front of the house.

Demolishing the front boundary wall at 35 Lea Lane will result in the loss of the only surviving boundary wall and historic gate posts along this terrace, with off-road parking resulting in the loss of the enclosed front garden. This would fail to preserve the special interest of the listed building and would not preserve or enhance the character and appearance of the Netherton (Corn Bank) Conservation Area. It would conflict with Policy LP35 of the Kirklees Local Plan and would lead to less than substantial harm to the significance of the listed building and the character of the conservation area (paragraph 202 of the NPPF). Clear and convincing justification needs to be submitted, with public benefits demonstrated that outweigh the harm.

The heritage statement explains that Lea Lane is a narrow road with high traffic levels due to new housing developments nearby. It states that off road parking will improve highway safety by providing off road parking where there is a pinch point and prevent potential damage to the resident's car.

We consider that the public benefit of improving highway safety by the removal of one car from the road would be limited and would not outweigh the harm. The benefits of moving the car off the road to prevent damage would be a private benefit and not a public benefit.

Conclusion
In conclusion, the Conservation and Design Team has no issues with the demolition of the coal store which makes no contribution to the significance of the listed building.

The demolition of the front boundary wall and formation of a parking area will fail to preserve the special interest of the listed building and the character of the conservation area. The public benefit submitted does not outweigh the harm and therefore we are unable to support this proposal.