

Address: Langholme, 13 Lewisham Road Huddersfield HD7 5AL

About the application

Application number: 2022/93192	
What is the application for?:	Erection of detached communal room with glazed link (within a Conservation Area)
Address of the site or building:	Empire House, Lewisham Road, Slaithwaite, Huddersfield, HD7 5AL
Postcode:	HD7 5EX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
The design is not in keeping with anything else in the conservation area, nor being of any architectural merit in of itself it is visually out of place with the rest of the street and area as a whole. I am concerned that the shape and proportions of the building with its flat roof resembles more of a 'port-a-cabin' style temporary building that has tried to conceal itself with a stone foot and unnecessary and unbecoming painted plywood detailing, designed in a way that does not in anyway match nor enhance any neighbouring building on the same site nor the surrounding area. One of the most defining features of this period of buildings is a slate tiled roof, something on the original approved planning application, and recommended by the conservation officer, which would help to tie this entire area together harmoniously. A flat dull grey rubber roof with a connecting lean to style 'linked' roof joining the two spaces made from wired safety glass instead has a clearly detrimental effect on the architecture it inattentively connects to, as well as the community of buildings it sits within. There are two other buildings on this site as well as the main building all of which have gabled slate tiled roofs and only adds to the disjointedness of this additional buildings flat rubber roof. It is visible from footpaths on both Station Road and Lewisham Road, two of the busiest roads in the area, Station Road being significantly higher than the buildings roof level making the roof highly visible. Though foliage does cover the view of much of the building from Lewisham Road the main tree/s and shrubs are deciduous and loose their leaves in October/November time and do not leaf again until the end of April/May, leaving it clearly visible from the footpath on Lewisham Road for 6 months of every year. A flat roof having been installed instead of the more traditional and originally planned gabled slate roof, being only 700mm lower as stated, would not have blocked views for any office whose line of sight is not already impacted by the other buildings beyond this new building which are subsequently higher. If a green roof, as mentioned in the supporting documentation, is intended then it should form part of this planning application, as it has been a lifeless grey rubber flat roof for almost 2 years and it could conceivably be an indefinite amount of time before	

roof for almost 2 years and it could perceivably be an indefinite amount of time before a green roof is installed if not part of this application.

As stated, if catering is an important part of what this business does then why was the kitchen omitted from the original plans put forth before it was built? The kitchen was not added but built as an integral part of the original building at the time of construction without relevant planning and therefore not allowing any reasonable objections to be mounted on this point.

The kitchen is directly below the bedroom window of the neighbouring property and the bedroom is greatly impacted by unwanted odours and noise.

The buildings proximity to the neighbouring property and being directly below a bedroom window, as documented extensively has already caused excessive noise and disturbance during the many events that have already taken place and will continue do so in the future, as well as causing a disturbance and noise pollution to Lewisham Road with people constantly going between the new and main building as well as the kitchen being in operation.

There is no way to assess or carry out any necessary repairs to the external wall of the neighbouring property, No.13, due to the unnecessarily close proximity of the building. Being less than 50mm away, the natural wear and tear and weathering upon the stone work and mortar will still take place, without physically providing enough room to carry out any repairs at any point in the future to a very large section of masonry work. However as the building began construction at the beginning of September 2020 before planning approval was given any assessment of condition and or relevant repair or maintenance work was not made possible. Sighting the building away from the neighbouring wall as to provide enough room for maintenance and repairs to be carried out.

Due to the height difference of the land and the placement of the windows at the front elevation of the 'quiet room' means the front garden and entrance to the neighbouring property is easily overlooked from within the new building from all 3 windows.

Massively impacting the privacy of the residents disturbing their day to day lives.

Setting the building further back from its proposed sight and or installing frosted / obscuring glass would limit this invasion of privacy.