

**Consultation Response from KC, Conservation & Design**

**2023/90172 & 2023/90252 - 114, Fitzwilliam Street, Huddersfield, HD1 5PH**

**Change of use, alterations, part demolition of boundary wall and erection of two storey side extension to convert from hot food takeaway to residential (Listed Building within a Conservation Area)**

**Listed Building Consent for change of use, part demolition of boundary wall, alterations and erection of two storey side extension to convert from hot food takeaway to residential (within a Conservation Area)**

**Date Responded: 17.03.2023**

**Responding Officer: Sebastian Pickles**

**Responding Ref:**

The application relates to the Grade II listed 114 Fitzwilliam Street. No.114 is an example of a mid-19<sup>th</sup> century building, constructed in Ashlar Stone, with a raised parapet to the principal elevation, which hides the hipped roof. No.114 is attached to No.116 which is Grade II listed. To the immediate right of No.114 is the Grade II Commerce House (No.112), which also includes the Grade II Wall in front of No.112.

Along with No.114 being Grade II listed the site is also within the Greenhead Park, New North Road Conservation Area. The site is visible from the west along Fitzwilliam Street however, the site and the side elevation is highly visible from long views along Fitzwilliam Street and also when looking off New North Road.

Having reviewed the submitted Heritage Statement we are not convinced by the submitted statement as it does not provide any reasonable assessment of the proposed internal and external alterations. There is limited detail for the interior of the ground and first floor. We would expect a sufficient assessment to clearly detail the interior of the building. We are not satisfied that this meets the requirements of 194 of the NPPF. A more detailed Heritage Statement is required to be submitted.

We are also concerned by the statement *'The Architectural detail internally has been lost over the years the skirting boards, ceiling detail and coving detail has all be removed'*.

Some images have been submitted, these are however selective and do not clearly show the condition of the whole interior. Having also reviewed the planning history for the building it does not note that consent was ever granted for the removal of historic fabric associated with the building. This is suggestive that unauthorised works have been undertaken.

The proposals are the interior alteration for the change of use and include the erection of a two-storey side extension.

Owing to the lack of detail, we are not able to provide comments on the proposed internal works. Further detail is required including detailed internal photos.

Regarding the proposed two-storey side extension, we would raise an objection. The details in the Heritage Statement sets out *'The side elevation needs renovation as over the years you can see the building has not aged well there are serval items that can be deemed detrimental to the aesthetic on the side elevation as follows, the two canopies, metal railings on the sash windows, various drainage pipe work and damaged stonework around the external door'*.

Having reviewed the side elevation, while there are details which have been erected and attached, such as window railings, wires, signage, and large extraction flues, which do have a negative impact

on the building, these could readily be removed, and conservation repair works undertaken to address any harm caused by their removal. This would address the harmful elements to the side elevation. We do not consider that the statement provides any clear benefit or justification for the consideration of such a substantial extension.

The principal elevation is finished in the finer ashlar stone however, the side elevation is finished in hammer-dressed stone. The elevation does have details of note, including window and door openings and stone corbel gutter hangers. The elevation has always been exposed and prominent and there is no historic evidence to show that there has ever been any structure in this location.

The works would also require the removal of a large section of wall to the front which is protected under the listing for the Wall in front of No.112. On inspection, there is evidence of the removal of the capping stones from the wall. The wall is listed in its own right and also from a part of the character of the setting of the listed building and the street scene.

The proposed extension would not form an enhancement or better reveal the significance of the building, it would however create a highly obtrusive element of which there is no justification of substantial benefit which would outweigh the harm to the building.

We consider that the principle of the change of the building could be acceptable. This would however be subject to greater detail being submitted for the interior of the building.

We would however restate our objection to the proposed side extension. As set out above, while the side extension does have added features and elements which do negatively detract from the building, with the change of use of the building, these could readily be removed, and any repair works undertaken. The extension does in no way enhance or better reveal the character or significance of the listed building.

The main building could readily be reused/ repurposed without the need for any significant alterations or additions.

There is no clear convincing public benefit or justification for the proposed extension We consider that in its current form, the proposals are unacceptable and do not accord with policies LP24 or LP35 of the Local Plan. Equally the proposed are contrary to policies 16(2) and 72(1) of the Planning (Listed Building and Conservation Areas) Act. The proposals also do not meet the requirements of Section 16, 199, 202 or 206 of the NPPF.

We consider that the change of use of the existing building could be accommodated, subject to the necessary additional details, we would however recommend that the proposed side extension is omitted from the proposals, or the application should be refused.