

**Consultation Response from KC,
Conservation & Design****2023/90332 Titanic Mill, Low Westwood Lane, Linthwaite, Huddersfield, HD7 5UN****Listed Building Consent for replacement of existing solar panels and erection of new solar panels (within a Conservation Area)****Date Responded: 06.06.2023****Responding Officer: Sebastian Pickles****Responding Ref:**

The works impact on the former Woollen Mill known as Titanic Mill, which is a Grade II listed building (designated heritage asset), it is also situated within the Linthwaite Conservation Area.

The host building is a former woollen mill of early 20th century origin. It is a monolithic structure positioned within a bowl although it is on a plateau between the river and the canal, allowing easy access to its power supply and good transportation links. Whilst the mill stood largely empty for a considerable amount of the late 20th century and was largely unsuccessful as a textile mill it is a good example of a multi storey and integrated mill complex of its time. It has considerable presence within its locality and is worthy of its grade II listed building status. Its setting has been altered with the removal of a number of ancillary buildings, including a large number of single storey sheds. Unfortunately this has led to a large expanse of hard landscaping providing car parking for the flats and spa complex. Furthermore, the dominant use of local and natural stone and the building's setting provide a coarse and gritty palette of materials.

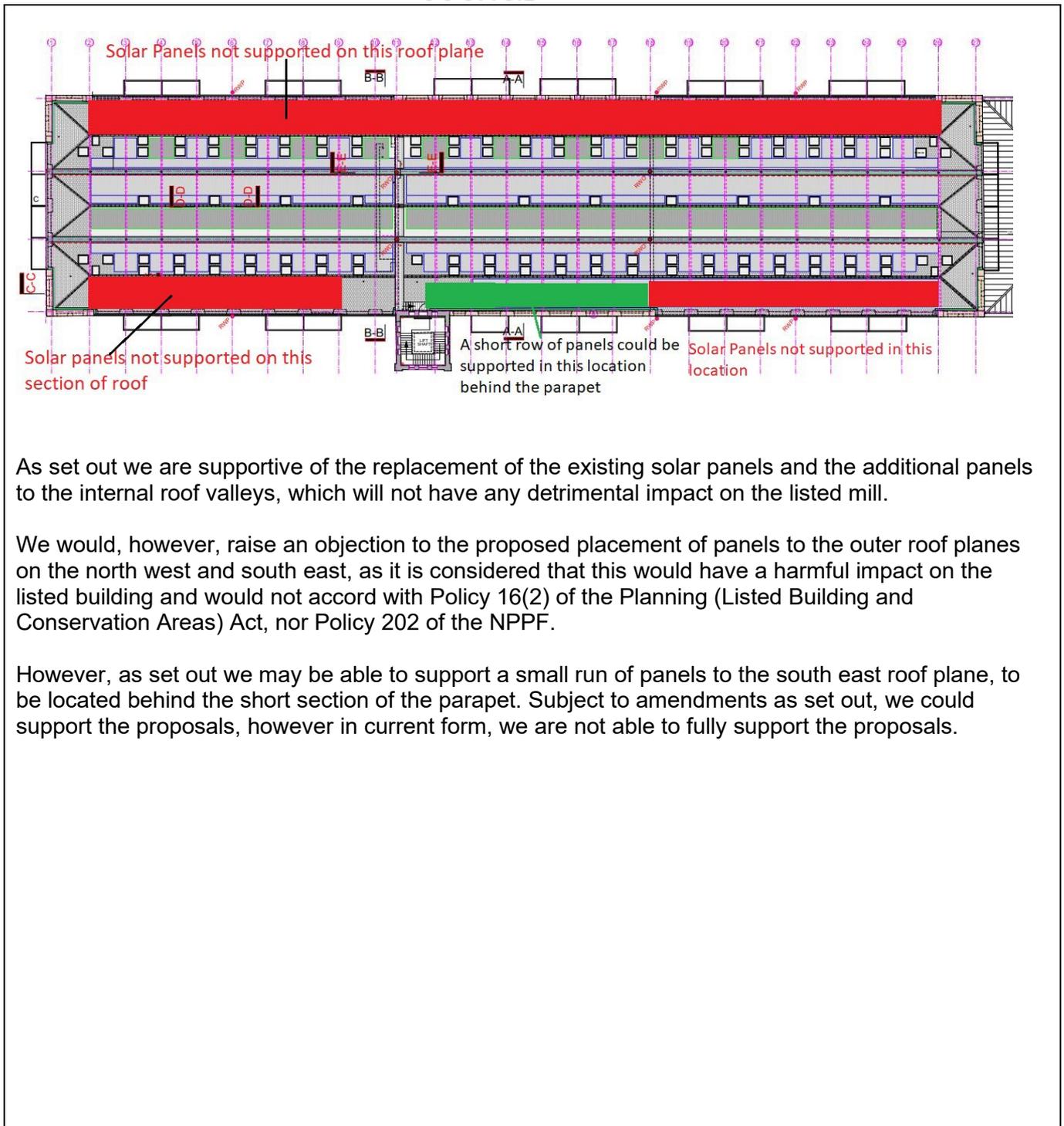
The proposal are focused on the roof and looking at replacement of the existing solar panels, but also requesting additional panels to outer roof planes.

The submitted Heritage Statement, while capturing the significance of the former mill, does not provide a comprehensive assessment. The assessment sets out that 'given the height of the building when viewed from ground level the roof is not noticeable and does not form a significant feature of the architecture of the building.' We would not agree with this assessment. When on site and looking from several key views including from Low Westwood Lane, along the Canal and Manchester Road the external roof planes can clearly be experienced. The mill was constructed for function, however the roof remained unadorned so as to draw focus to the elevational treatments.

When consideration was given the placement of the existing solar panels, it was agreed that panels within the internal roof valleys were acceptable, as they were entirely concealed. We consider that the replacement of the existing panels is acceptable, as this impact has already been assessed and found to be acceptable. We would equally accept additional solar panels within the internal roof valleys, as they will not have any additional impact as they too will be concealed. We would however ask that the roof structure is capable of taking the additional load and that there will be no additional internal works required to accommodate the additional panels to the internal roof valleys.

We would however raise an objection to the placement of solar panels on the north-western roof plane. Panels on this roof would be highly visible and have a harmful impact to the listed mill. While it would see the addition of some solar panels, we are not convinced that there is sufficient benefit to outweigh the harm which would be caused.

As to the south-western roof plane. This roof plane is mostly visible off Manchester Road and on the approach to the Mill down Bargate. This being said, there is one small section of the roof which has a short section of parapet to the side of the central tower. Given the parapet provides a reasonable degree of screening we consider that it would be possible to allow for a short run of panels in this location and we have indicated this on the plan below for clarity.



As set out we are supportive of the replacement of the existing solar panels and the additional panels to the internal roof valleys, which will not have any detrimental impact on the listed mill.

We would, however, raise an objection to the proposed placement of panels to the outer roof planes on the north west and south east, as it is considered that this would have a harmful impact on the listed building and would not accord with Policy 16(2) of the Planning (Listed Building and Conservation Areas) Act, nor Policy 202 of the NPPF.

However, as set out we may be able to support a small run of panels to the south east roof plane, to be located behind the short section of the parapet. Subject to amendments as set out, we could support the proposals, however in current form, we are not able to fully support the proposals.