

Consultation Response from KC, Conservation & Design**2023/90487 1,3,5,7, Oates Street, Dewsbury, WF13 1BB****Erection of extensions and re-building of derelict buildings to form 5 flats (within a Conservation Area)****Date Responded: 18.5.2023****Responding Officer: Sue Brooks****Responding Ref:**

1-7 Oates Street is a derelict unlisted building within the Dewsbury Town Centre Conservation Area. 5 and 7 Oates Street have been demolished, with the surviving building at 1-3 Oates Street is derelict but capable of restoration.

Existing building

The restoration of the existing building is supported as this will bring a derelict building back into use and enhance this part of the conservation area.

We would prefer the design of the ground floor window on the façade to be simplified and more in keeping with the character of the existing window and we would recommend that minor amendments are made to the design. Our preferred design for the façade windows of the existing buildings is new sash windows in the same configuration as existing. If it can be demonstrated that this is not an option and if floor levels allow, we would prefer opening top lights rather than opening bottom lights on the upper floor windows of the façade.

Proposed building

The proposed new building at the rear of the site is vernacular in design and constructed in traditional materials. We have no objection to brickwork for the side and rear elevations, although we would prefer natural stone for the façade as this is more typical of the principal elevations within the locality and the building that was previously on this site.

Conclusion

Subject to the comments above and recommended conditions below, the Conservation and Design Team supports a proposal which will enhance a derelict part of the conservation area and comply with S72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, LP24 and LP35, and Chapter 16 of the NPPF.

Conditions

We would recommend that the following conditions are applied if the application is approved:

- External material samples submitted for approval.
- Window and door surrounds of the new building shall be in sawn natural stone to match the existing cills and lintols on the façade of the existing building.
- Gutters on the façade of the new building shall be set onto stone gutter corbels instead of fascia boards, unless otherwise agreed by the LPA.
- Elevations and sections of doors and windows, along with their colour and finish, submitted for approval,
- Details of the proposed gates shall be submitted for approval.
- The brick boundary wall shall be topped with stone copings of no less than 75mm thick.