Consultation Response from KC, Conservation & Design

2023/91257 Reap Hirst House, Reap Hirst Road, Birkby, Huddersfield, HD2 2DD

Listed Building Consent for demolition of existing conservatory, and erection of single storey extension, new rear entrance canopy, replacement windows and door and reintroduction of mullions and chimney, minor external modification and internal modifications of modern partitions

Date Responded: 16.10.2023
Responding Officer: Sue Brooks
Responding Ref:

Reap Hirst House is a Grade II listed detached dwelling dating to the 18th century and in a semi-rural setting on the edge of Birkby. This two-storey building with attic is constructed in hammer dressed stone with a stone slate roof. Later alterations include the removal of stone window mullions and the addition of a porch, conservatory and two-storey rear extension. The building was listed in 1978.

The application proposes the demolition of the existing conservatory which detracts from the architectural interest and significance of the listed building, and therefore its removal is welcomed. The proposed replacement single storey extension is constructed in natural stone and stone slate with timber windows and conservation rooflights, and although it has a slightly larger footprint than the existing no architectural detailing is obscured on this elevation. The proposal is an enhancement on the existing and is therefore supported.

A new entrance canopy is proposed, infilling a corner between the modern two-storey extension and the rear of the original house. As this is an open structure, the architectural detailing of the rear elevation remains visible, and the detailing of the canopy reflects the character of the host building with a stone slate roof and timber frame.

The existing windows are brown uPVC in a traditional configuration but with many of the mullions missing. These unauthorised windows replaced late 20th century timber framed casements. The application proposes their replacement with timber framed fixed lights and sashes with slim double-glazed units, along with the reinstatement of the stone mullions. The slight harm caused by the introduction of double-glazing is outweighed by the public benefits of reinstating traditional windows and mullions in line with the historic photograph of the building submitted as evidence within the heritage statement.

A new window is proposed on the south elevation at first floor level. The proportions and configuration of the window and surround match the others on this elevation, and the introduction of further natural light within the space outweighs the slight harm to significance.

Also on the south elevation is a large attic window with an external projecting ledge. This may have been an external door to the attic, although later rebuilding around the opening hides any evidence of the original detailing. Two archive images have been submitted within the design and access statement, one showing the opening infilled with a possible lightweight railing around the ledge, and another showing a fairly substantial projecting structure with a pitched roof and turned balustrade, extending beyond the ledge. The application proposes a small balustrade around the ledge and we consider this to be justified based on historic precedents. We would recommend that final details are submitted as a condition discharge.

Conservation roof lights are proposed on the rear roof pitch, providing natural light within the attic space without affecting the character of the prominent front pitch.

The proposed chimney stack on the north gable reinstates a missing historic feature which is shown

on the submitted archive image.

Minor modifications are proposed to the internal layout. These reconfigure modern partitions and a modern staircase and cause no additional harm to the historic plan form.

Conclusion
In conclusion, the Conservation and Design Team has no objections to this proposal, which will remove poor quality modern interventions and reinstate historic details which will enhance the listed building. Where minor harmful interventions are proposed, these are outweighed by the public benefits of restoring historic details and improving the energy efficiency and circulation within the building.

The proposal complies with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199, 200 and 202 of the NPPF, and Policy LP35 of the Kirklees Local Plan.

Recommended conditions
If the application is supported, we recommend that the following conditions are applied:

- New opening windows shall be timber double-glazed sliding sashes with cords, pulleys and weights unless otherwise agreed. Draught-proof seals shall be incorporated within the frames of all windows, and trickle vents and astragal glazing bars shall not be permitted. All slim double-glazed units shall have 4mm glass with a 12mm gap and black spacer bars. No works to install new windows shall take place until elevation drawings (at 1:20 scale) and section drawings (at 1:5 scale) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved details and shall be retained thereafter.

- Notwithstanding the submitted plans and information, full details of the proposed balustrade fixed to the projecting attic floor ledge on the south elevation (elevation drawings at 1:20 scale and section drawings at 1:5 scale), shall be submitted to and approved in writing by the Local Planning Authority prior to this work commencing. The works shall be carried out in complete accordance with the approved details.