

**From:** Sue Brooks <Sue.Brooks@kirklees.gov.uk>  
**Sent:** Tuesday, September 5, 2023 3:13 PM  
**To:** Elenya Jackson <Elenya.Jackson@kirklees.gov.uk>  
**Subject:** 2023/91274 - 400, Bradford Road, Batley conservation response

Hi Elenya,

400 Bradford Road is situated on a prominent corner within the Station Road, Batley Conservation Area. The building is a former public house which is vernacular in style, with ranges of multi-paned sash windows and hammer dressed stone elevations. Although simple in design, this building makes a positive contribution to the character of the conservation area. The container is bright yellow in colour and is directly adjacent to the east elevation of the property where it obscures the historic detailing and detracts from its character. Due to the openness of the land in this area the container is highly visible from Station Road to the south (contrary to the design and access statement which states that it will only be visible from the car park) and we consider it to harm the setting of the nearby Grade II listed former warehouses at 2-8 Station Road and 13-23 Station Road, which are substantial stone buildings with ashlar facades and fine detailing.

The cabin adds to the cumulative harm caused by excessive signage across the south and west elevations. The application states that the use of yellow cladding for the container will match the colour on the signage and will therefore not look out of place. As the container is a substantial brightly coloured flat roofed metal unit with no relevance in this context, and the signage referred to appears to be unauthorised, this is not adequate justification. The structure does not reflect the local character, which is predominantly natural stone, and is highly visible within the conservation area.

The Conservation and Design Team therefore objects to this retrospective application, which does not comply with Section 66 (1) or 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199, 200 and 202 of the NPPF or Policies LP24 and LP35 of the Kirklees Local Plan.

Kind regards  
Sue

Sue Brooks  
Senior Conservation Officer - Development Management  
Planning & Development Service  
Growth and Regeneration  
Kirklees Council  
PO Box 1720, Huddersfield HD1 9EL

Tel: 01484 221000 ext 74037  
Website: [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

