Consultation Response from KC, Conservation & Design

2023/91395 32, Talbot Avenue, Edgerton, Huddersfield, HD3 3BG

Listed Building Consent for internal and external alterations (within a Conservation Area)

Date Responded: 25.9.2023
Responding Officer: Sue Brooks
Responding Ref: HUD 27/1253

32 Talbot Avenue is a substantial detached dwelling, known as Ridgemount, located in the Edgerton Conservation Area. This Grade II listed property was built in 1922-3 in the Arts and Crafts style to the designs of Joseph Berry & Sons, Architects. Joseph Berry is recorded as being an admirer of Edgar Wood who built the adjacent dwelling completed in 1896, known as Briarcourt (also listed Grade II).

The application is for internal and external alterations to the rear of the building, with replacement windows, new doors, railings and dwarf wall, and the removal of an internal wall between the kitchen and utility room to form a larger kitchen. This application follows the previously approved listed building consent 2021/93411 for partial demolition, rear extension and associated internal and external works. The current application is retrospective as works were completed in 2022.

The alterations are at the rear (north) of the building which is more functional than the southern part and of lower significance. The replacement of later windows and doors with traditional types in the same style as the originals will enhance the appearance of the building, and the introduction of a doorway in place of an existing window in the utility room improves circulation with minimal harm to significance. This new opening and doors have been designed to reflect the overall character and have been sensitively designed.

Internally, the removal of an internal wall between the kitchen and utility room has improved the internal layout with minimal harm. A section of the wall has been retained so that the original plan form can be understood, and the decorative kitchen ceiling has been retained intact.

Externally, the new railings to the rear of the north extension are simple in design and are set on natural stone dwarf walls. The design and materials complement the building and are therefore acceptable.

The construction of a patio and removal of a non-original shed are not of concern.

In conclusion, the Conservation and Design Team supports this application. The work has been carried out sensitively, and the slight harm caused by minor alterations is outweighed by the public benefits of enhances the rear of the building and removing non-original elements. The proposal preserves the character of the listed building.