

Consultation Response from KC, Conservation & Design
2023/91527 31, Chapel Hill, Linthwaite, Huddersfield, HD7 5NJ
Listed Building Consent for change of use and alterations to former church (B8-storage) to 9 residential units (C3) and formation of car park(within a Conservation Area)
Date Responded: 10/6/25 Responding Officer: S Campbell Responding Ref:

Conservation Team notes that the new raised parking deck supported by steelwork and with a concrete finish, which will be raised by up to 2.5m above the existing garden level. The raising is necessary to create a level surface so the ramp won't be too steep a gradient down into the car park. At its northern end it will come above the top of the small boundary wall adjacent to the path around the southern end of the building, and will therefore obscure the lower ground floor of the building when viewed from the road. It is considered that the car park will cause less than substantial harm to the setting of the Listed Building which could be outweighed by the public benefit of securing a viable use for the building. It appears that it is considered to be necessary if the building is to be reused as it is needed for off-street parking.

Recommended conditions;

1. Retain or rebuild a similar stone boundary wall around the edge of the site and this structure (allowing for the entry point/ramp).
2. Use a buff coloured concrete finish, or something that would blend better with the existing Listed Building.

Regarding the window alterations, the applicant has provided amended details which are generally acceptable but there is some discrepancy regarding the use of timber or metal.

I note that there are proposals for metal frames for most of the windows and encapsulation is proposed for treatment of any original or early stained or coloured glass. This is considered acceptable provided that the outer frames use a metal framework as the agent has confirmed can be provided.

It would still be preferred if the former caretakers' flat could be timber windows, but we could allow for slimlite double glazing with sliding sash using spiral balance, rather than traditional sash but provided the windows open up and down, not outward opening. If this is considered to be less prominent then I consider that the less than substantial harm in changing the material would result in public benefits of bringing a new viable use to this listed building.

It would be preferred that the metal windows in the rest of the building be inward opening but the agent states that they cannot provide water tightness so for this reasons we would accept outward opening on the limited openers as suggested by submission of details.

It is recommended that a Condition should require further details to be submitted for window details, sections, method of opening and a sample of the encapsulation prior to production of all the windows.

The points raised in previous comments and largely addressed by the agent still remain.

Overall, it is considered that the alterations proposed represent less than substantial harm that would be outweighed by the public benefit of bringing the empty listed building into a viable new use and providing residential accommodation.