

Consultation Response from KC, Conservation & Design**2023/91618 2-4, South Bank Road, Carlinghow, Batley, WF17 8EW****Listed Building Consent for repairs to roof, doors and windows and repointing, rebuild the chimney to match period photographs****Date Responded: 9.8.2023****Responding Officer: Sue Brooks****Responding Ref: BHS 4/44**

This application is an amendment of the previously approved application 2021/91256 and the proposed works are set out below:

Re-roofing and roof repairs

Re-roofing is proposed using the existing natural stone slates, with any new slates matching the existing. The heritage statement includes a schedule of works which specifies the method of re-roofing and proposed materials. Like for like replacement using stone slates laid in diminishing courses, with stone ridges bedded on lime mortar, will ensure a weathertight roof laid to the original specification.

Following the stripping of the roof, structural roof repairs are likely to be required. The heritage statement proposes the following anticipated repair details, subject to the condition of the structure once the roof has been stripped. Where existing historic timbers have failed, additional timbers are proposed alongside them to provide support whilst retaining the historic fabric. Timber or stainless-steel straps are proposed where additional support and stability is required, again this will allow the historic fabric to be retained. These structural solutions will provide the required support and stability with minimal interventions and the retention of historic fabric.

Reconstructed chimney

A reconstructed chimney was approved in application 2021/91256. This has been amended slightly, with a slight increase in height in line with evidence shown on a photograph from the 1960's, included within the heritage statement, constructed in stone to match existing.

Re-pointing

Re-pointing is proposed using hot lime mortar, with the existing cement mortar removed carefully to avoid damage to the masonry. Details are provided within the heritage statement and are acceptable as the re-pointing will improve the breathability and performance of the structure as well as enhancing the visual appearance.

Minor areas of re-plastering are proposed internally using lime plaster and mortar. Again, this will improve the breathability of the structure using traditional techniques and materials.

Window repairs

Splice repairs are proposed to timber windows which are showing signs of decay. This is a sensitive approach which retains the existing fabric and was previously approved in 2021/91256 and is therefore acceptable.

Conclusion

The Conservation and Design team fully supports this proposal to carry out repairs to this historic building. The proposed repair techniques are sympathetic to the structure, with minimal intervention to timbers and breathable lime for pointing and internal plastering. The reinstated chimney is based on clear photographic evidence. The proposal maintains and enhances the character and significance of the building.

Conditions:

If this application is supported, we recommend the following condition is applied as before:

No work to reconstruct the chimney shall take place until samples of the masonry have been submitted to and approved in writing by the Local Planning Authority. The chimney shall be constructed and thereafter retained in this material.