Consultation Response from KC, Conservation & Design

2023/91675 90, New North Road, Huddersfield, HD1 5NE

Change of use of offices to bed and breakfast, lightwells and new window opening to sides (Listed Building within a Conservation Area)

Date Responded: 13.10.2023
Responding Officer: Sue Brooks
Responding Ref: HUD 27/1043

The Conservation and Design Team has no concerns about the principle of conversion from offices to a B&B where alterations are kept to a minimum and sensitively designed, with any that affect the historic fabric and plan form fully reversible.

Our observations and comments on this planning application are summarised below, with the associated listed building consent 2023/91676 assessed separately.

Externals

- Proposed cycle bays – a modern cycle store with a steel frame and plastic sheet canopy is proposed in the front garden of the building. Although set behind a dense hedge this could easily be removed, with the canopy becoming highly visible in this prominent location. We **object** to this proposal, and if cycle storage is necessary, we would suggest that more discreet alternatives are considered, either with a traditional structure in the rear car park or storage at basement level within the building.

- Lightwells – retrospective application. We have no objections to the introduction of lightwells around the building, in respect of reducing dampness within the basement by taking back the ground level. **Please note that Building Regulations approval may be required for the excavations.**