Consultation Response from KC, Conservation & Design

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

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

Date Responded: 28.3.2024
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 bed and breakfast where alterations are kept to a minimum and sensitively designed, with any that affect the historic fabric and plan form fully reversible.

Following the previous Conservation and Design response dated 13 October 2023, further information and amendments have been submitted. These revised details are assessed below and include the previous responses. The associated listed building consent application 2023/91676 is assessed separately.

Response as before, with additional comments below:

- Proposed cycle bays – Following our previous objections, the cycle bays within the front garden and close to the north-west boundary have been omitted, with a cycle shelter now proposed in the north-east corner of the rear car park. As before, we **object** to a modern polycarbonate shelter within the curtilage of the listed building, 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 as these are not visible from outside the site and have negligible impact on significance. They will reduce dampness within the proposed habitable rooms within the basement by taking back the ground level. The retaining walls have been topped with natural stone copings which complement the character of the listed building. Timber windows are retained at basement level, also maintaining the character. Cement strap pointing and render has been applied to the external elevations at basement level and this must be carefully removed and replaced with flush pointed lime mortar. A condition is recommended for the associated listed building consent.