

Consultation Response from KC, Conservation & Design

2023/91676 90, New North Road, Edgerton, Huddersfield, HD1 5NE

Listed Building Consent for change of use of offices to bed and breakfast, lightwells and new window opening to sides(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 are summarised below, with the associated planning application 2023/91675 assessed separately.

Externals

- Proposed cycle bays – assessed under the associated planning application 2023/91675.
- 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.**

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. **Condition**

- First floor gable window – following negotiations, the first-floor window to room 9 has been omitted. The introduction of a small first-floor window to room 11 to the right of the stair window is simple in design and timber framed, with the ashlar stone surround matching the ground floor window opening below. The minor harm to significance is outweighed by providing natural light and ventilation into the existing room. **Condition.**

Internals

- Internal doors – The applicant has confirmed that all existing doors on the ground, first and second floors shall be retained. No replacement of basement doors is shown within the application and therefore these must also be retained. If any replacements of historic doors are proposed, they will be the subject of a new listed building consent application.
- New doorway from the hallway into the dining room of 88 New North Road – A doorway is proposed to connect the two properties. This can be achieved without impacting on the significance of the building, subject to the proposed doorway being set below the architectural detailing in the hallway, in this case the picture rail. An example photograph of an existing modern doorway within 88 New North Road has been submitted and is acceptable. However, as a Listed Building Consent application is required for 88 New North Road (also listed), this element of the works should be omitted from the current proposal and submitted within a joint application.

- Ensuites – an indicative section drawing has been submitted to show a ‘typical’ ensuite pod. However, this does not provide sufficient detail to assess the different room types and the impact on architectural details. Example areas of concern are summarised below:
 1. Room 6 on the ground floor and room 10 on the first floor – the interaction of the ensuites with chimney breasts (not shown on the existing or proposed drawings) are unclear.
 2. Room 5 on the ground floor – the ensuite needs to be set back from the window architrave.
 3. All ensuite pods should be set below ceiling level to avoid cornices. This is unclear without section drawings of the ground and first floors.
 4. The impact of soil stacks and pipe runs through the historic fabric, in particular covings and cornices, needs to be provided.

General

- Some elements of the drawings are unclear. There is no shower in room 2 in the basement, is this correct? Two doorways access room 7 on the ground floor, is this correct? Are the top floor shower rooms and WCs accessed via storerooms?

Conclusion

In conclusion, the Conservation and Design Team has no objections to a sensitive proposal which provides a sustainable use for this building. We do, however, have concerns about elements of the work which have a limited level of detail. These need to be clarified.

Recommended conditions

If the application is supported, we recommend the following conditions:

- Cement strap pointing and render to the external elevations at basement level shall be carefully removed using hand tools. No power tools shall be used to remove the existing mortar. Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority, and shall be formed flush within the confines of the joint and tamped with a stiff churn brush. A 1 sq. metre sample panel shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before pointing commences. The works shall be carried out in accordance with the approved mortar mix and sample panel thereafter. **Note: Weatherstruck, strap or ribbon pointing is not permitted.**
- Notwithstanding the information submitted, the first-floor gable window shall be timber framed and match the small ground floor window below in all respects including the depth within the reveal, with an ashlar stone surround and projecting stone cill. Friction hinges and visible trickle vents shall not be permitted.
- This consent shall not include the insertion of a new doorway from 90 New North Road to 88 New North Road. A separate listed building consent application covering both listed buildings shall be required for this work.
- No architectural details shall be removed without consent. This includes (but is not exclusive to) windows including historic glass, window shutters, internal doors, architraves, skirtings, picture rails, covings, chimney breasts, fireplaces including surrounds and historic ironwork.

- Notwithstanding the information submitted, plans, elevations and sections of the proposed shower pods and ensuites, along with associated pipework and services, shall be submitted for approval prior to commencement of these installations. No architectural detailing (including covings, picture rails, architraves, skirtings and chimney breasts) shall be removed or damaged without consent.