

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, installation of lightwells and new window opening to sides(within a Conservation area)****Date Responded: 28.03.2024****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 planning application 2023/91675 is assessed separately.

Externals

Response as before, with additional comments below:

- 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 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.
- First floor gable window – 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.
Note: This window has been approved under application 2023/93777.
- The two new extract vents shown on the north gable have been approved under application 2023/93777.

*Internals***General**

- Internal doors – The applicant has confirmed that all existing doors on the ground, first and second floors shall be retained. Replacement basement doors have been approved under application 2023/93777.
- New doorway from the hallway into the dining room of 88 New North Road – this has been approved under application 2023/93777.

- Ensuites – indicative drawings of the bathroom pods in rooms 6, 8, 9, 10, 11, 12 and 13 have been submitted and show that skirtings and picture rails are retained and boxed in, and the proposed floor plans show that new soil vent pipes will be connected into existing drainage.

In rooms with surviving architectural details these interventions will lead to less than substantial harm to the significance of the listed building. However, the original plan forms can still be understood, and the harm has been mitigated against by the proposed pods being set below the decorative cornices within the rooms and fixed around the skirtings to ensure that these historic details are retained. The pods could be removed in the future if they are no longer required. We consider that the public benefits of providing a viable use for the building outweighs this slight harm. We recommend that a condition is applied requiring architectural details to be retained and protected from damage as part of the installation.

Conclusion

The Conservation and Design Team has assessed the proposed works on heritage and design grounds, particularly with regards to our statutory duties under sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Local Plan and paragraphs 200, 206 and 208 of the NPPF (20 December 2023). The proposal would lead to less than substantial harm to the significance of the listed building by minor changes and the insertion of en-suite pods within bedrooms. We consider the harm to be low as architectural features are retained and the pods could be removed in the future. The public benefits of providing a sustainable use for this building are considered to outweigh this harm.

In conclusion, the Conservation and Design Team has no objections to a sensitive proposal which provides a sustainable use for this building. Overall, the conversion of the building from offices to guest house accommodation is acceptable as the floor layouts will remain predominantly the same, and the basement, first and second floor have few architectural features of interest (except for the fireplace and chimney breast in room 4), so following the submitted revisions, the proposal is acceptable, subject to the conditions below.

Recommended conditions

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

- No architectural details shall be removed without consent. This includes (but is not exclusive to) windows including historic glass, window shutters, historic internal doors, architraves, skirtings, picture rails, covings, chimney breasts, fireplaces including surrounds and historic ironwork. New boxings, pipework and drainage runs shall be installed carefully to avoid damage to architectural details. Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.
- 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. Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

- Cement strap pointing and render has been applied to the external elevations at basement level and this must be carefully removed and replaced with lime mortar with a mix of 1.5 parts Nosterfield sand, 1.5 parts Leyton Buzzard sand and 1 part NHL 3.5 lime mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove the existing mortar and the mortar shall be flush pointed. Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.