Kirklees COUNCIL

Consultation Response from KC, Conservation & Design
2023/91887 Adj, 5, Fernside Avenue, Almondbury, Huddersfield, HD5 8NR
Demolition of existing building and erection of two dwellings
Date Responded: 21.07.2023 **Responding Officer: SP** **Responding Ref:**

The application site relates to an existing attached former barn, which appears to have been historically associated with No.5 Fernside Avenue. The building forms a part of a short run of terrace dwellings. The end building subject of this application is the former barn, which is attached to No.5, which is then attached to the Grade II No.3 Fernside Avenue, which is attached to the Grade II No.1 Fernside Avenue. No's 1 and 3 are of three stories, whereas No.5 and the attached barn are of two stories. The site is located to the north of the centre of Almondbury.

There is a reasonable planning history for similar proposals to what is being considered under the current application.

Consent was granted in 2017 for the demolition of the existing barn and the erection of 2 terraced dwellings. Comments were presented by Conservation and Design that no objections were raised as it was considered that there was no impact on the stated listed buildings.

We have considered the submitted details which are for the demolition of the existing building and the erection of 2 detached dwellings. We consider that there will be minimal to no impact on the setting of the stated listed buildings. The proposed dwellings appear to reflect the vernacular of the row of terraces. The details state the elevations are to be constructed in natural stone with ashlar surrounds to openings to match the existing. We consider the principle acceptable, we would however ask for a condition for a sample plane of the proposed walls to be erected on-site for inspection and approval, so as to ensure the coursing and detail of the stonework are acceptable.

We would also set out that the roof should conditioned to be finished in natural stone slates rather than the proposed artificial slates stated on the plans. We also consider that the windows on the south-eastern elevation should be conditioned to be constructed in timber, but there can be a relaxation to the north-western elevation.

Subject to the stated conditions being attached, we consider the proposals to be acceptable.