

Hannah Halstead

From: Nigel Hunston
Sent: 25 May 2017 14:08
To: DCAdmin
Cc: William Simcock
Subject: 2017/90803 and 2017/90855: 1 Hungerford Road, Edgerton

These applications seek permission to erect a single storey office building to the south west of 1 Hungerford Road, Edgerton which is a Grade 2 listed building. 2017/90855 seeks Listed Building Consent for the building but as the building is not attached to the principal listed building, Listed Building Consent is not required.

In terms of application 2017/90803, the main issue relates to that of setting, both in terms of the conservation and the listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that applications for development that affect the setting of the listed building must either preserve or enhance the significance of the building. Section 72 of the same Act places a similar duty in relation to conservation areas. The building is relatively small scale and sits fairly divorced from the main building and due to the topography of the land does not dominate the space between. Map regression shows that there was a similar size building in this area, so there is a historical precedence for such a building.

Overall I feel there is little harm to the significance of the building or the conservation area as a whole, due to the scale of development, the space between the listed building and the new build and the historic precedence for a building in this location.

Therefore I offer no objection

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