

Consultation Response from KC, Conservation & Design**2023/92366 83, Birkby Lodge Road, Birkby, Huddersfield, HD2 2BL****Listed Building Consent for removal of rendering from dwelling (within a Conservation Area)****Date Responded: 23.8.2023****Responding Officer: Sue Brooks****Responding Ref: HUD 21/194**

83 Birkby Lodge Road is a Grade II listed, two storey detached dwelling situated within the Edgerton Conservation Area and dating to the 18th or early 19th century.

Cement render has been applied to the front and side elevations, and as causing harm to the significance and character of the building, it is causing dampness within the property. A small area of render has been removed on the front elevation, revealing the historic coursed hammer dressed stonework beneath.

The applicant proposes to remove the render from the three elevations to reveal the historic stonework beneath, with flush lime pointing where required and the removal of the projecting timber window cills where possible. This will greatly enhance the character of the listed building by removing later interventions as well as improving the breathability of the structure and reducing potential dampness and deterioration. The character of the conservation area will also be enhanced.

The proposed methodology for render removal and re-pointing is acceptable as conservation techniques and materials are proposed. The proposal complies with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraph 199 of the NPPF and Policy LP35 of the Kirklees Local Plan, and therefore the Conservation and Design Team supports this application.