Consultation Response from KC, Conservation & Design
2023/92488 25, Station Road, Holmfirth, HD9 1AB
Listed Building Consent for installation of replacement windows (within a Conservation Area)
Date Responded: 12.10.2023 **Responding Officer: Sue Brooks** **Responding Ref: HO 12/303**

25 Station Road is a Grade II listed building dating to the early to mid-19th century, situated within the Holmfirth Conservation Area and part of a short terrace.

This retrospective application is for the replacement of four sash windows with timber casement windows, with the work completed without consent.

The windows in place prior to replacement were modern timber sash windows, which the application form describes as double-glazed. Evidence shows that these replaced previous sash windows in the gable, with historic sashes also the most likely window type on the south-east elevation. Although modern replacements, they replicated the design of the historic windows and maintained the architectural interest and character of the building.

The new windows installed are timber framed and double-glazed. Those installed in the gable are top hung casements with fake sash horns, with the two windows installed in the south-east elevation top-hung casements with small top lights.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 (1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset, and any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Insufficient justification has been submitted for the replacement of sash windows with modern types.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this case, the replacement of traditional sash windows with modern types causes less than substantial harm by the loss of traditional architectural details which made a strong contribution to significance. The mock sash casements in the gable are particularly harmful in this prominent and highly visible elevation. No public benefits have been submitted to outweigh the harm.

The proposal does not therefore comply with Sections 16 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199, 200 and 202 of the NPPF or Policies LP24 and LP35 of the Kirklees Local Plan.

The Conservation and Design Team are unable to support this application and would recommend that sash windows are reinstated. These can replicate the previous sash windows and this will not require listed building consent.