

**Consultation Response from KC, Conservation & Design****2023/93445 & 2023/93446 145, Church Street, Netherthong, Holmfirth, HD9 3EA****Erection of garage and gym/office (Listed Building within a Conservation Area)****Listed Building Consent for erection of garage and gym/office (within a Conservation Area)****Date Responded: 12.12.2023****Responding Officer: S Pickles****Responding Ref:**

The application site relates to the site of 145 Church Street, which is located within the Netherthong Conservation Area.

Conservation and Design previously gave comments in September of this year on a similar scheme which was subsequently refused. Our previous comments concluded as follows:

*We do not consider that the erection of the garage would significantly harm the setting of the listed building or the setting of the listed Church, we do however have concerns regarding the impact on the Conservation Area.*

*In order to ensure that the proposed development would not have any undue harm, we would request that further assessment and justification be requested, which clearly demonstrates the impacts that the proposed development would have, and the benefits of the proposed scheme as set out under 194 of the NPPF.*

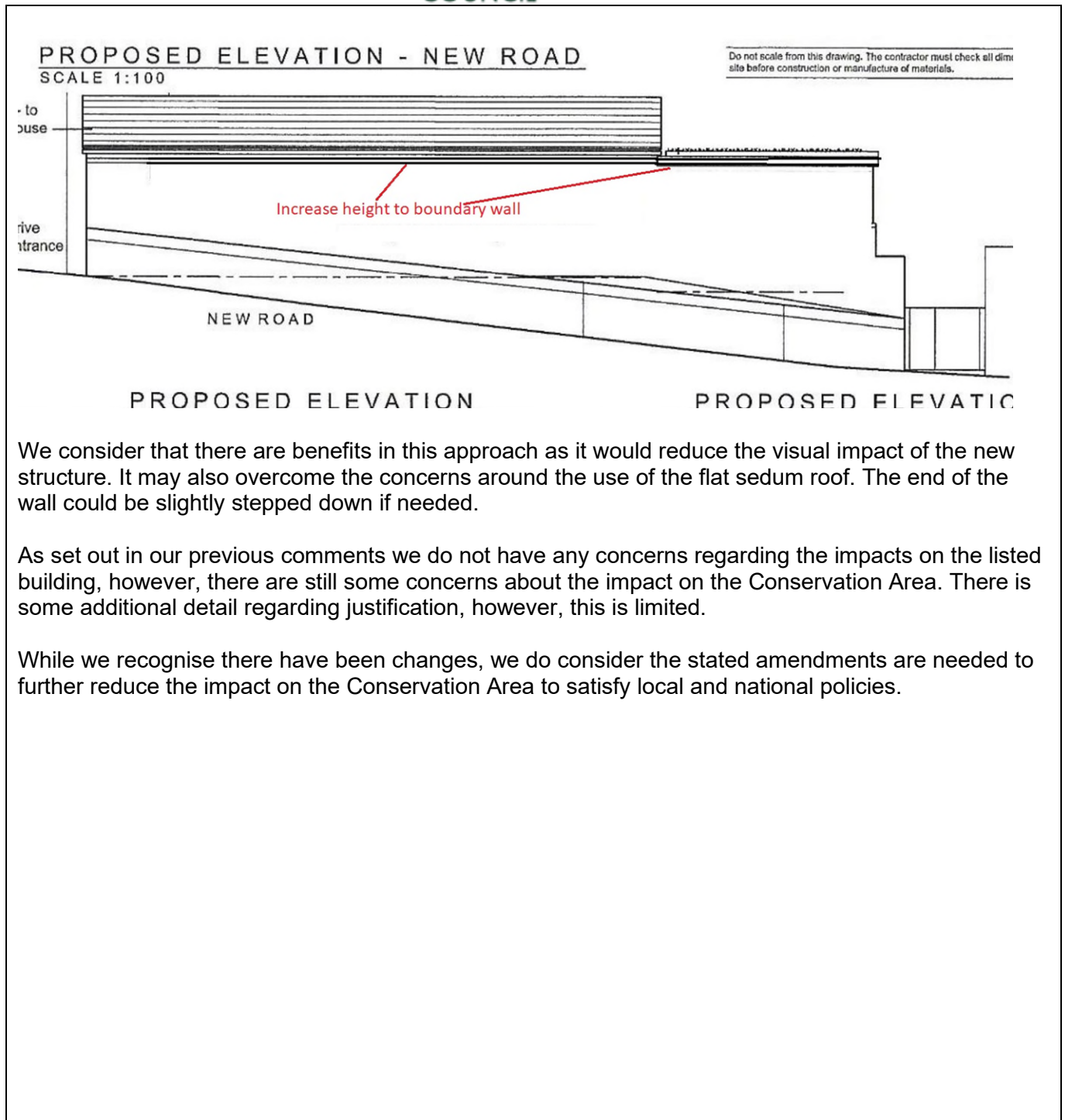
*In respect of the timber cladding and roof detail, we consider that this could be addressed in the following manner. The height of the existing rebuilt boundary wall be increased to the height of the garage. the roof could then be amended to have a pitched roof to be finished in natural stone slates. This would better reflect the character of the area and ensure that the structure blends more within its setting.*

*As set out we consider there is a need for further assessment and amendments to be made to the scheme in order to ensure that the proposals meet the tests of 72 of the Planning (Listed Building and Conservation Areas ) Act, 194 of the NPPF and LP35 of the Local Plan.*

Having reviewed the new submission to the previously refused scheme, there are some changes to the scheme, which include the removal of the timber canopy. The roof to the garage section of the building has now been amended to a pitched roof with stone slate roof. The rear section which will be the office has been retained as flat sedum roof. We are still unconvinced by the detail, and it would be appropriate for this to be amended to a pitched roof.

The side wall facing the roadside has been amended removing the timber cladding and it is now proposed to be coursed natural stone. We had previously advised on this and stated '*In respect of the timber cladding and roof detail, we consider that this could be addressed in the following manner. The height of the existing rebuilt boundary wall be increased to the height of the garage.*

While the submitted plans do remove the cladding and now propose natural stone, we do consider that the existing boundary wall should be increased in height. We have illustrated this below in a sketch plan.



We consider that there are benefits in this approach as it would reduce the visual impact of the new structure. It may also overcome the concerns around the use of the flat sedum roof. The end of the wall could be slightly stepped down if needed.

As set out in our previous comments we do not have any concerns regarding the impacts on the listed building, however, there are still some concerns about the impact on the Conservation Area. There is some additional detail regarding justification, however, this is limited.

While we recognise there have been changes, we do consider the stated amendments are needed to further reduce the impact on the Conservation Area to satisfy local and national policies.