

Consultation Response from KC, Conservation & Design

2023/93777 88-90, New North Road, Edgerton, Huddersfield, HD1 5NE

Listed Building Consent for formation of connecting doorway from No 88-90, installation of window on first floor side elevation, installation of vents to side elevation and change all internal doors to basement of No 90 (within a Conservation Area)

Date Responded: 22.2.2024

Responding Officer: Sue Brooks

Responding Ref: HUD 27/1043 and HUD 27/1042

This application is for alterations to 88 and 90 New North Road, two substantial Grade II listed properties dating to the mid-19th century and situated within the Greenhead Park/ New North Road Conservation Area.

90 New North Road

The proposed alterations within this application follow on from application 2023/91676 (Listed Building Consent for the change of use of offices to bed and breakfast, lightwells and new window opening to sides) and should be read in association with this application. The Conservation and Design Team response is set out below.

- *First floor gable window*

Our comments are the same as our previous response for 2023/91676. The proposed first-floor window to room 11, to the right of the stair window, is a small timber framed window with an ashlar stone surround, which matches the detailing of the ground floor window opening below. The harm to significance is negligible as it is set in a discreet location on the gable wall, and the harm is outweighed by the introduction of natural light and ventilation into an existing room.

Condition: Notwithstanding the information submitted, the first-floor gable window shall be timber framed and match the small ground floor window below in all respects including the depth within the reveal, with an ashlar stone surround and projecting stone cill. Friction hinges and visible trickle vents shall not be permitted.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

- *Ground floor gable window, set into the chimney breast.*

A small window is proposed, set into the external chimney breast on the gable end. This will harm the significance of the listed building by introducing an opening into an architectural feature which is characteristically a solid wall with an internal flue and would not typically incorporate windows. The Conservation and Design Team previously recommended that this was omitted from the proposal, with room 11 omitted from the proposal and room 8 increased in size. **We are unable to support this part of the proposal and our previous recommendation still applies.**

- *Additional vents through the gable wall.*

Two additional wall vents are proposed, located on the single storey projection on the gable end. These are minor interventions which will have negligible impact on significance, subject to them being buff terracotta units to match the colour of the masonry as close as possible.

Condition: Notwithstanding the information submitted, the wall vents in the gable elevation shall be buff terracotta airbricks set flush with the masonry.

Reason: To ensure the satisfactory appearance of the development on completion to retain the

significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

- *Replacement of all internal doors within the basement.*
Within the basement are several historic panelled doors in a simple design which appear to be original to the building and are an intrinsic part of the historic and architectural character of the listed building. The proposed fire doors are in a traditional four panelled design with an oak veneer finish, which broadly reflects the existing design. However, the application provides no evidence that their replacement is necessary, with no detail submitted in the heritage statement or supporting statement. **On this basis we are unable to support this part of the application** and would recommend that the applicant investigates alternative fire protection measures.

Connecting doorway between 88 and 90 New North Road

- A doorway is proposed to connect the two properties to create a single guest house with shared dining facilities. This can be achieved with minor impact on the significance of the building, subject to the proposed doorway being set with the wall adjacent to the chimney breast (which is not shown on the existing and proposed plans), and below the picture rail within the hallway of 90 New North Road. No detail has been submitted to show the design of the proposed door or the height and detailing of the opening and this information is required. We have no objections to the principle of the opening being formed, subject to it being fully reversible if the building reverts to two separate units in the future.
Condition: No works to create the doorway opening shall commence until full details of the door and doorway (including a 1:20 elevation and section) is submitted to and approved in writing by the Local Planning Authority. Details shall include the detailing of the reveals, height of the opening, design and materials of the door and frame.
Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Conclusion

Based on the information submitted, the proposal does not comply with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 205, 206 and 208 of the NPPF (20 December 2023) or Policy LP35 of the Kirklees Local Plan.

In conclusion, the Conservation and Design Team accepts some elements of the proposal, subject to the recommended conditions above.

However, we **object** to the insertion of a ground floor chimney breast window and the replacement of basement doors as these elements of the proposal have not been justified. The harm to significance has not been weighed up against the public benefits of the proposal, and no alternative options have been submitted to reduce the harm.

On the basis of the information submitted, we are unable to support the application.