

**Consultation Response from KC,  
Conservation & Design**

**2024/90090 land opp, 12-18, Ridings Lane, Golcar, Huddersfield, HD7 4PZ**

**Erection of detached dwelling (within a Conservation Area)**

**Date Responded: 17.04.2024**

**Responding Officer: S Pickles**

**Responding Ref:**

Thank you for the consultation for the stated site, within the Golcar Conservation Area.

The proposed application site is located within the Golcar Conservation Area. There is a current Conservation Area appraisal, which sets out the character of the Golcar Conservation Area. The area being considered for development is highlighted in the area appraisal as being open space, which as noted in the appraisal forms a key part of the area's character.

The site can be experienced from Ridings Lane to the south of the site, off Cliffe Ash on the approach to the site from the east and to a degree from the north off Ridings Lane.

The proposal would be for the development of the site with the erection of a dwelling. As noted with the Conservation Area appraisal, the site is highlighted as open green space, which forms a key part of the area's character. The site offers a natural soft landscaped buffer area for the Conservation Area, which does offer a positive contribution to the Golcar Conservation Area.

The site is near several listed buildings to the east, which include the Grade II 4 and 6 West End Road, Grade II 26 and 28 Cliffe Ash and 22 and 24 Cliffe Ash.

Conservation and Design were consulted during the pre-application stage. At pre-application, we raised concerns about the proposed development in this location.

As part of the submitted details, there is a combined Design, Access Statement. The statement does mention Heritage, however, it is extremely brief and only notes the site being within the Golcar Conservation Area and does not provide any detailed assessment of the impact of the proposed development, but simply states that the development of a single house would not significantly impact the Conservation Area. The assessment makes no mention of the noted Listed Buildings. We consider that the submitted assessment is insufficient to meet the requirements of 200 of the NPPF and is dismissive of the potential impacts.

Conservation and Design object to the proposed development. Having reviewed the plans and information, we consider that the advice given at pre-application has been discounted. It appears that the main justification for the development is focused on needed works to the retaining wall which runs along Ridings Lane, however, this seems to be being used as a justification for the development of a dwelling. We consider that the issues with the wall could readily be addressed without the need for any development.

We consider that development in this location would encroach upon the open green spaces which has a positive contribution to the area. It would create incongruous development, which would neither preserve nor enhance the character of the area. We would however raise no concerns in respect of the listed buildings.

Conservation considers that development in this location would not be supported by Policy LP24 or LP35 of the Local Plan.

It would additionally not meet the requirements of Para 72 of the Planning (Listed Building and Conservation Areas) Act. The development would fail to preserve or enhance the character of the Conservation Area as this would create a development which is entirely out of character with the area and fails to respect or understand its significance as noted would encroach upon open green space which has a positive contribution to the area.

The proposed would equally be contrary to 212 of the NPPF, as the development would fail to preserve or enhance the character of the Conservation Area.

We consider that the proposals would cause less than substantial harm and therefore, as set out under 208 of the NPPF the proposals should be balanced against the benefits. However, having assessed the submitted information there is a lack of benefits and justification for the proposals and the proposals should therefore be withdrawn or refused.