

**Consultation Response from KC,
Conservation & Design**
2024/90099 Mellbreak, 161, Causeway Side, Linthwaite, Huddersfield, HD7 5SJ
Erection of dormer windows and orangery to rear (within a Conservation Area)
Date Responded: 03.02.2024
Responding Officer: S Pickles
Responding Ref:

The application site is within the Linthwaite Conservation Area. Linthwaite which is within the Colne Valley has a long history associated with the cottage Woollen industry, which is reflected in the architecture of the area with the many examples of Weavers cottages.

To the immediate west of the application site, there is a nice example of a row of Weaver's cottages, No's 215-219 Lane Top, which are listed at Grade II. Further to the north is an additional row of terraces 211 and 213 Lane Top, which are also listed at Grade II.

The application site is an example of an early to mid-1950s bungalow. Formerly the application site was open fields/ green space. While the space was developed, it ensured that there was sufficient garden/ amenity space. The plot further to the west of the application site wasn't developed until the 1980's.

The application site can be experienced from Gillroyd Lane and off Causeway Side. The site forms an entry point into the Linthwaite Conservation Area. The view when looking down along Causeway Side off Gillroyd Lane shows a streetscape which is defined by drystone walling, development set back from the road and hedge and tree planting along the frontages.

In addition to this, the application site forms part of a key view when looking from Tommy Lane onto the Grade II Listed 215-219 Lane Top. When standing looking up at the frontages of 215-219, the application site can clearly be seen and does form a part of the setting and way the listed buildings are experienced.

The application is for retrospective works which include the erection of a full-length roof dormer to the western roof plane and the erection of as described rear orangery.

On inspection of the site, there can be reasonably extensive clearance to the frontage of the property along Causeway Side, which has opened up the views onto the property.

In support of the application, there is a combined Design, Access and Heritage Statement. Having reviewed the statement, we consider that the statement is lacking in sufficient assessment. The statement only mentioned the site being within the Conservation Area but does not recognise any impact on the neighbouring listed buildings. Additionally, it does not recognise any impact on the Conservation Area. Whilst recognising that as set out in Para 200 of the NPPF, the assessment should be proportionate to the assets importance, we are not convinced that the assessment would meet the requirements of 200 of the NPPF.

Given the works have already been carried out, the impact is more apparent. While the dormer is situated to the western roof plane as it is a full-length dormer and more of a roof extension the visual impact is high and the roof extension can clearly be seen. It is also clearly visible from the previously noted site line from No.215-219 Lane Top. When looking at previous street view images the application site can just be seen, however, the impact has considerably increased with the addition of the roof extension and rear extension.

While we recognise that the bungalow is a later addition to the area, it does form an entry point into the Conservation Area and is within the setting of the noted Grade II listed 215-219 Lane Top

206 of the NPPF sets out Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act states In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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) of the Planning (Listed Building and Conservation Areas) Act states In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

LP24 of the Kirklees Local Plan states section a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

LP35 of the Kirklees Local Plan shall 3 a) ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets, b) ensure that proposals within Conservation Area Conserve those elements which contribute to their significance.

While we recognise that the bungalow is a later addition to the area, it does fall with the setting of the listed building and is an entry point to the Conservation Area. We are unable to support the overly dominant dormer extension, which is more of a full roof extension and causes harm to the setting of the listed buildings and the way they are experienced. We have slightly lesser concerns in regard to the rear extension. We consider that the proposals do not meet the tests of national or local policies.