

Consultation Response from KC, Conservation & Design
2024/90115 21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield, HD3 3FQ

Alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping (Listed Building)

Date Responded: 13.3.2024
Responding Officer: Sue Brooks
Responding Ref: HUD 25/1150

21, 23, 25 and 27 Round Ings Road is a short terrace of cottages with an attached barn at the north-east end and a separate detached farm building to the east. The group is Grade II listed.

Although the list description of 1978 identifies the buildings as being early to mid-19th century, they do not appear on the historic map of 1848 and 1854 so mid-late 19th century is more likely. The entire group is shown on the 1893 map, with small structures attached at each end of the building, along with a further building (now demolished) on land to the south-east.

The main two-storey building is constructed in hammer dressed stone with a stone slate roof and windows in the form of mullioned ranges, mullioned pairs and single openings. The attached barn has a large round arched cart entrance on the south-east elevation, with a small round-arched window above and a doorway to the side of the arch. Historic maps show tenter fields adjacent to the site, which corresponds with the ranges of mullioned windows in 25 and 27 which indicate that they were likely to have been weaver's cottages. Numbers 21 and 23 (now a single dwelling) have larger single and double window openings which are typical in late 19th century dwellings.

The small, detached barn is within the curtilage of the farmhouse and is curtilage listed. This two-storey structure is also constructed from hammer dressed stone with a stone slate roof, round-arched cart entrance and large window on the south-west elevation, and a small 6 paned timber window in the north-west elevation. It is in derelict condition.

The site is in a prominent rural hillside location to the north of Huddersfield and close to the M62 motorway, where it is visible from major road networks and other viewpoints.

The applicant proposes the renovation, alterations and extension of the cottages, with the conversion and extension of the barn, the demolition and rebuilding of the detached barn to create annexe accommodation and associated landscaping works. The application is part retrospective as extensive works have been carried out without consent, including replacement windows, internal alterations, the demolition of a dry-stone boundary wall and excavation into the adjacent land with the loss of the small gardens.

Previous Planning Permission and Listed Building Consent applications were withdrawn in 2021 following significant officer concerns. Following this, pre-application advice was also provided in 2021. And applications were refused in 2022. A further pre-planning application was submitted in 2023 and led to the current proposal.

Assessment

Demolition

Prior to unauthorised works being carried out there were single storey porches on the north-west elevation of 21 and 25 Round Ings Road. These were later additions with no significance and their demolition is supported.

Windows and roof lights

Prior to unauthorised works commencing, windows were late 20th century top hung timber casements at 21-23 Round Ings Road and on the ground floor of 25 and 27 Round Ings Road. The list description refers to sash windows with glazing bars which indicates that these were replaced between the date of listing in 1978 and photographs of 1986. The late 20th century windows have been replaced with double side hung casements without consent (with presumably floating mullions), and this application proposed to replace them with timber framed, slim double-glazed (4:6:4) sliding sash windows with vertical through glazing bars, characteristic of the window types typically found in this type of building and as described in the list description. This will reinstate the traditional window types as described in the list description and will be a great enhancement on both the unauthorised windows and previous late 20th century casements.

The first-floor windows of 25 and 27 Round Ings Road were traditional (though not original) single glazed timber side hung casements and fixed lights; a common window type typical in weaver's cottages of this date. These have been replaced with timber framed double-glazed (4:16:4) fixed light and flush casement windows with astragal glazing bars. The depth of the double-glazing and astragal bars would not generally be acceptable, but this part of the application is retrospective and on balance it is considered that, as the previous windows were not original and the overall restoration will enhance the listed building, they can be accepted in this instance.

A small number of conservation style roof lights are proposed on the rear (north) pitch of the original building, with one on the south pitch of the barn extension and three on the rebuilt detached barn. These will provide natural light into the attics in the cottages and reduce the number of windows in the walls of the extensions and barn to maintain the agricultural character of these buildings.

Doors

A single garage was previously located on the ground floor of 21 Round Ings Road, with a section of wall removed on the north-east elevation and a garage door fitted. A set of glazed bi-fold doors is proposed in the existing opening and is an enhancement on the existing and is therefore acceptable.

The replacement of late 20th century panelled external doors on the south-west elevation with traditional vertical boarded hardwood timber doors with small vision panels is acceptable, with larger vision panels on the north-east elevation doors in place of the former porches. Full details of the proposed doors have been submitted with the application.

Extensions to 23 and 25 Round Ings Road

The application proposes single storey mono-pitch extensions on the north-west elevation of 25 and 27 Round Ings Road. The cill height of the existing ground floor windows on each cottage will be

lowered to create doorways, with the mullions and modern windows removed. The proposed extension roofs are set below the first-floor windows with the flashings below cill level, and the configuration of the glazed bi-fold doors within the extensions follow the line of the windows above. These extensions lead to a low level of less than substantial harm to the significance of the listed building by partially obscuring historic fabric and introducing new structures. However, this harm is balanced by the demolition of the porches and the location on the rear elevation which has relatively low significance. The harm is mitigated by the simple traditional construction with a stone slate roof, lead flashings and natural stone external masonry which complements the existing building.

Barn conversion and extension

The application proposes the conversion of the barn into a dwelling, with a two-storey extension on the east gable and a single storey link connecting it to the rebuilt detached barn.

The front and rear walls of the barn are historic, with the cart entrance and historic openings providing evidence of its historic function. The gable has been rebuilt in natural coursed stone, the roof structure has been replaced and laid with stone slates and the interior has been altered, with a modern first floor inserted. As the significance of the interior is low, the proposed internal alterations are acceptable as they will enable the building to be brought into a sustainable use with no harm to the historic plan form.

A large timber window is proposed within the existing cart entrance to replace the existing timber doors and replicate a pair of timber framed glazed doors. These are painted black and set back at least 140mm within the reveals to minimise the impact.

Note: As this is a fixed window, we would suggest that the frame sections are slimmer without the central section to reduce the massing. Details of how the first floor will interact with the barn doors are not clear and need to be submitted, along with redesigned cart entrance windows.

New window openings proposed on the rear elevation are simple in design to retain the agricultural character of the barn, and an existing window is adapted to create a doorway with a vertical timber door to provide access into the rear garden.

A two-storey extension is proposed on the gable end, set back from the front and rear walls and below the ridgeline of the barn so that it is subservient and allowing the historic form of the building to remain legible. The window configuration of this extension has been designed to reflect the agricultural character of the host building, and the external materials are natural stone with a stone slate roof. The gable of the barn has been rebuilt in the past so its partial demolition to create access into the extension will not lead to the loss of any historic fabric.

A single storey glazed link structure is proposed between the main barn and smaller barn to provide internal access to the annexe accommodation. It is set back from the front and rear elevations of the small barn and is at a lower level than the main façade of the cottages due to the topography of the site. The link allows the detached barn to be sensitively incorporated into the main barn conversion whilst maintaining a visual separation.

Detached barn

The detached barn is curtilage listed and in a derelict state with major structural issues. Dismantling and rebuilding is proposed. A structural report has been submitted to provide evidence that it is

beyond repair, and dismantling and rebuilding is the only option. We accept this recommendation and the proposal to rebuild it as existing, using the existing external materials and flush pointed in lime mortar, with the addition of a new small first floor window, conservation roof lights and a glazed cart entrance.

The window for this glazed entrance is a large timber framed window designed to replicate a pair of timber framed barn doors. The frames are painted black and set back at least 140mm within the reveals to minimise the impact.

Note: As with the main cart entrance, we would suggest that the frame sections of this fixed window are slimmer without the central section to reduce the massing.

Landscaping

The dry-stone boundary wall and stone gate posts facing the south-east elevation of the properties were demolished without listed building consent, with the excavation of the adjacent field and gardens carried out without planning permission.

This application proposes to infill and re-grade the excavated land and construct dry-stone walls around parking spaces and bin storage in this area. Enclosing this area minimises the view of parked vehicles from outside the site and reinstates a traditional boundary treatment. On the north and east boundaries, 1200mm high post and rail fences are proposed, which are typical boundary treatments in this rural setting.

The proposed surfacing for the parking areas is a grass filled Ecogrid surface, with gravel within the yard to soften the visual appearance of these areas. These surfaces will maintain the farmyard character of the site, subject to the type and colour of the gravel reflecting the local stone. Tarmac is proposed for the entrance driveway and is acceptable as this is set away from the immediate setting of the listed building and is a hardwearing finish.

Policies

Any development should preserve or enhance the significance of the heritage asset as required by Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policies LP24 and LP35 of the Kirklees Local Plan. Great weight should be given to its conservation (paragraph 205 of the NPPF). Any harm will require clear and convincing justification as outlined in paragraph 206, and if the proposal will cause harm, this must be weighed against the public benefits of the proposal (paragraph 208).

A heritage assessment has been submitted which describes the significance of elements of the buildings and provides an assessment of the impact of the proposals on this significance. It concludes that the overall proposal will be a positive enhancement which restores the buildings, reveals elements of significance, improving the living accommodation and energy efficiency and provides a sustainable use for a group of listed buildings through good design. We agree with this assessment and conclusion.

Conclusion

The Conservation and Design Team supports a sensitive restoration of the listed cottages and barn to secure a viable and sustainable use for them, whilst retaining their legibility, historic layout and

function.

Following the previous applications (withdrawn and refused) and pre-application advice, amendments have been made to the proposal and these have significantly reduced the level of harm, which is now at the lower end of less than substantial.

The justification is clear and convincing, and the public benefits include bringing a disused building back into a sustainable use, rebuilding the derelict detached barn, reinstating and enhancing traditional details including the sash windows, improving energy efficiency and demolishing negative elements such as the porches. These public benefits are considered to outweigh the harm.

Conditions

If the application is supported, we would recommend that the following conditions are applied.

- The roof slopes shall be covered with natural stone slates and laid in diminishing courses on a breathable membrane. Existing stone slates shall be re-used, and any replacement slates required shall match the existing. Slates shall not be turned.
- No pointing of the external masonry, including the new extensions and rebuilt detached barn, shall be carried out until a lime mortar mix together with its sand/aggregate specification has been submitted to and approved in writing by the Local Planning Authority. Joints shall be raked out manually and repointing shall be formed flush within the confines of the joint and tamped with a stiff churn brush. A 1 sq. metre sample panel shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before pointing commences. The works shall be carried out in accordance with the approved mortar mix and sample panel thereafter.

Note: Weatherstruck, strap or ribbon pointing is not permitted.

- No stone cleaning shall take place until full details of the specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods. Sand blasting shall not be permitted.
- The external walls, roofing materials and rainwater goods of the extensions hereby approved shall in all respects match those used in the construction of the existing buildings.
- The stone surrounds for the new windows and doorways shall be of natural stone and shall replicate the stonework of the existing surrounds in terms of stone type, colour, bedding, tooling and section. They shall be finished in hand tooled stone to match the existing, and no power tool cuts or marks shall remain visible.
- Sample of the proposed bonded gravel, along with details of external lighting and EV charging points including type, colour and location to be submitted for approval.