

Consultation Response from KC, Conservation & Design**2024/90160 Ashfield Hotel, 95, New North Road, Huddersfield, HD1 5ND****Erection of single storey quarter house (Listed Building within a Conservation Area)****Date Responded: 28.3.2024****Responding Officer: Sue Brooks****Responding Ref: HUD 27/1437**

95 New North Road is a Grade II listed building situated within the Greenhead Park / New North Road Conservation Area. It is a semi-detached property, originally built in the mid-19th century as a dwelling and currently used as a hotel. The building is a substantial structure with good quality detailing, constructed in hammer dressed stone with a symmetrical three-gabled front and a pitched blue slate roof. At the front is a small garden and at the rear is a larger garden with rear access, a stone boundary wall and a small curtilage listed outbuilding in poor condition, constructed in coursed stone with a modern corrugated roof and a window opening facing the garden.

Although an existing outbuilding is located in the rear garden of the attached semi-detached house at 93 New North Road (now flats) which appears to set a precedent, the OS map of 1933 shows a structure on the same footprint indicating that it was constructed before this date. It therefore pre-dates the listing and conservation area designation and we would not use this as a precedent for the proposed development.

Proposal

The applicant proposes to construct a detached single storey building in the rear garden of 95 New North Road to provide accommodation for a night shift employee at this hotel, in addition to the existing curtilage listed outbuilding which would be retained.

The proposed building is constructed in coursed hammer dressed stone external walls, ashlar window and door surrounds, natural blue slate hipped roof with cast-iron gutters, and timber windows and doors. Although the building is simple in design in material to match those used for the host building, we have concerns about the principle of this development which will cause less than substantial harm to the setting of the listed building by the construction of another building within a relatively small garden.

The Design and Access Statement states that overnight staff accommodation is required to provide facilities for night shift employees, and the Heritage Statement states that they currently only use the reception area and have a sofa bed in there. Our pre-application advice recommended that the heritage statement provides clear and convincing justification for the proposal, including clear evidence that suitable accommodation is not available within the hotel. This has not been provided and no clear public benefits have been submitted to outweigh the harm.

We do not feel that the construction of a building in the rear garden has been clearly justified and would recommend that the provision of suitable accommodation within the existing building is explored instead. We would suggest that this would also allow staff to be more readily available.

In summary, the Conservation and Design Team has concerns about the proposed development on heritage grounds particularly with regards to our statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy LP35 of the Local Plan and paragraphs 206 and 208 of the NPPF (20 December 2023). We are therefore unable to support this application.