

**Sent:** 28 March 2024 16:20

**Subject:** Case 2024/90506 - 6 Yew Tree, Yew Tree Lane, Slaithwaite

Thank you for notifying The Georgian Group of application 2024/90506 to undertake a scheme of works at Grade II listed 6, Yew Tree, Yew Tree Lane, Slaithwaite. The Group registers significance concerns with the application on the following grounds.

6, Yew Tree, is a good example of an early-nineteenth-century house, part of a terrace and typical of the area and period.

The proposals are to demolish an existing porch to the south elevation and to erect a new larger extension with demolition of historic fabric.

The Group registers significant concerns that the proposals involve the demolition and irreversible loss of a considerable amount of the historic GF external south wall and would also harm the evidential value of the building as a well-preserved example of its type with good historic planform and room volumes.

The proposed extension is furthermore massive and assertive and would considerably alter the appearance of the rear elevation, eroding the building's historic character and aesthetic value. We highlight here the rear elevation of the building is publicly visible from Yew Tree lane.

The Group must therefore advise that the proposed fails to give the due 'great weight' to the asset's conservation as required under NPPF (2023) paragraph 205.

The Group furthermore does not consider the proposal to be either clearly or convincingly justified as required by NPPF paragraph 206 nor does it deliver any clear public benefits to be weighed in the balance under paragraph 208.

## **Conclusion**

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Group advises that the proposed scheme of works would cause significant harm to 6 Yew Tree as a Grade II listed heritage asset, resulting in irreversible loss of historic fabric and harm to the buildings historic character and aesthetic value.

We therefore must recommend that the applicant withdraws the application and revises it to address the abovementioned concerns. If the applicant is unwilling to do so, listed building consent should be refused.

Yours sincerely,

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Conservation Adviser, Northern England

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