

Consultation Response from KC, Conservation & Design
2024/90506 6, Yew Tree, Yew Tree Lane, Slaithwaite, Huddersfield, HD7 5UD
Listed Building Consent for demolition of existing lean-to, erection of single storey rear extension, installation of 2no. new windows and alterations
Date Responded: 16.4.2024
Responding Officer: Sue Brooks
Responding Ref: CV 13/514

6 Yew Tree (incorporating 1 Yew Tree) is a Grade II listed, mid-terraced weaver's cottage, formerly two cottages, dating to the early-mid 19th century and in a semi-rural hillside location in the Colne Valley. The building is constructed in coursed stone with a stone slate roof, with short ranges of mullioned windows on each elevation. The rear (north) ground floor door and window of the former 1 Yew Tree appear to be later additions, while a single window to the rear of 6 Yew Tree appears to be historic. Also in the same terrace, 5 Yew Tree to the east is also listed and 7 to the west is unlisted.

The application proposes to demolish the existing small mono-pitch extension on the rear north elevation. This structure, constructed in brick stretcher bond, appears to have been added in the early 20th century and is of low significance, and therefore the Conservation and Design Team has no objections to its demolition.

The application proposes to replace it with a substantial single storey rear extension which extends almost the full width of the building, with the demolition of a large section of the rear ground floor wall of the listed building to create open plan living space on one side. The proposed materials of the extension are stone walling, extensive glazing with green oak timber framed windows, a stone slate roof, oak door and three conservation roof lights.

Consent was granted for a single-storey mono-pitch extension with a green oak frame and blue slates (concrete pantiles fitted), on the south elevation of 5 Yew Tree in 2017. This was constructed against the rendered rear elevation of the host building and to the side of a two-storey gabled extension (raised in height in the late 20th century) which partially hides it from view.

Although similar in design to the extension at 5 Yew Tree, the proposed extension at 6 Yew Tree is significantly larger, and as the north wall of the host building is in stone, will be far more harmful. Although the use of natural stone is used at low level and for the proposed WC, with a stone slate roof, a long range of green oak framed windows does not respect the character of this visible elevation, which is characterised by few openings and extensive coursed stone walling.

A pair of mullioned windows is proposed on the first floor to provide light into the staircase. This is acceptable subject to details being submitted for approval, with white painted timber windows, slim double-glazed units and ashlar window surrounds.

If the application is supported, we would recommend that new rainwater goods are in timber or cast iron with traditional profiles, and not uPVC as specified.

Conclusion

The Conservation and Design Team has concerns about the proposed development on heritage and design grounds, particularly with regards to our statutory duties under section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Local Plan and paragraphs 205, 206 and 208 of the NPPF (20 December 2023). Great weight should be given to the conservation of the listed building. The proposed development would lead to less than substantial harm to its significance by introducing a substantial structure with extensive glazing. The justification

submitted is not convincing and no public benefits have been demonstrated to outweigh the harm.

We have no objections to the demolition of the existing extension, which harms the character of the listed building, and we may be able to support an application for a smaller replacement single-storey extension with a narrower opening from the main cottage. In its current form we are unable to support the proposal.