

Consultation Response from KC, Conservation & Design
2024/90514 and 2024/90515 - 259, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SS
Erection of detached double garage with lean-to store (modified design) and erection of open oak-framed porch (Listed Building)
Listed Building Consent for Erection of detached double garage with lean-to store (modified design) and erection of open oak-framed porch
Date Responded: 26.03.2024
Responding Officer: S Pickles
Responding Ref:

The application relates to the Grade II 259 Gillroyd Lane. It is a nice example of a late 18th century Laithe House, which is constructed in hammer-dressed stone and the roof finished in pitched stone slates.

The building has previously been converted to full residential use however, it has retained the key architectural details which contribute to the character of the building.

There are two main elements to the proposals which are as follows.

To the main building, it is proposed to erect a timber-framed porch, sat on a stone plinth. We have reviewed this in line with the Heritage Statement and we are unconvinced by this element of the proposals. We do not agree that there will be a minimal impact, but the erection of the porch would harm the form and character of the building and would create an incongruous feature and detract from the linear form of the Laithe House. There is equally no clear or convincing justification for the harm. We are unable to support this element of the proposal and consider that it would not meet the test of 16(2) of the Planning (Listed Building and Conservation Areas) Act or LP35 of the Local Plan or 208 of the NPPF. The porch should therefore be omitted from the proposals.

In consideration of the proposed detached double garage. Previous consent was granted for a detached double garage. The new proposals do closely mirror the form of the previous approval and we would raise no concerns about the principle of the garage, however, there are elements we consider need amending.

We are unconvinced by the addition of the attached lean-to store on the side of the garage. We consider that to reduce the visual impact this should be relocated to the rear or opposite side of the garage.

We are equally not convinced by the detail of the garage door. We consider that the doors should be amended to be constructed in timber. They could be central opening doors however this will need some design consideration.

The final element is the addition of Solar panels to the rear roof plane of the garage. We consider that this addition is acceptable. The panels will be visible to a degree, however with them being inset to the roof plane, this will reduce their impact. As this is a new element to the site, we consider this is an acceptable approach.

As set out above, we have objected to the proposed porch, and we would advise that this is omitted from the proposals.

We have also provided comments on amendments we considered are required for the proposed garage so that they meet the test of LP24 and LP35 of the Local Plan.