Consultation Response from KC, Conservation & Design
2024/90839 Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN
Erection of 7 dwellings and associated infrastructure following partial demolition of existing public house (within a Conservation Area)
Date Responded: 10.4.2024 **Responding Officer: Sue Brooks** **Responding Ref:**

The Rose and Crown Inn is a vacant former public house in a prominent location within the village of Golcar and it is within the Golcar Conservation Area. The building is two storeys high with three pairs of pitched roofs with stone slate coverings where the building has been extended to the rear. To the rear, at right angles to the original building, is a long north-south range constructed in stone with a blue slate roof.

The facade of the former inn has been altered over time, with a rendered and painted elevation and top hung casement windows replacing earlier sash windows. These are set into stone surrounds which are all typical of the local vernacular and the village of Golcar. A small felt roofed mono-pitch porch has also been added to this elevation.

This building appears from historic maps to pre-date 1850 and although not listed, the historic inn and the space to the front of the building make a positive contribution to the character and significance of the conservation area. To the east side and rear of the building is a large car park which makes a neutral/ slightly negative contribution to the area, although the visibility of this area from the wider conservation area is limited.

To the south on the opposite side of Knowl Road is a Grade II listed former church school, dating to 1864 and now converted into dwellings.

The proposal is for the partial demolition of the Rose and Crown Inn and conversion of the eastern end of the building into residential accommodation, with the construction of a residential development on the site to the rear. Outline application 2022/90469 was approved for access and layout, with all other matters reserved.

Policies

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting.

Section 72 (1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, in this case the conservation area and nearby listed building, great weight should be given to the asset's conservation.

Paragraph 206 requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), to require clear and convincing justification.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of

the proposal including, where appropriate, securing its optimum viable use.

Policy LP35 requires any development affecting a designated heritage asset to preserve or enhance the significance of the asset. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

LP24 requires the form, scale, layout and details of all development to respect and enhance the character of the townscape, heritage assets and landscape.

Assessment

Partial demolition of the Rose and Crown Inn and conversion as Plots 1 and 2
The Rose and Crown is in a prominent location within the village of Golcar and has been part of the local community for over 150 years. Although external alterations have been carried out in the past, the building retains its historic vernacular form and character, with its stone slate roof, surviving architectural details and mullioned window openings.

Following previous objections from Conservation and Design, the approved outline application included the partial demolition of this historic building instead of complete demolition, with the conversion of the eastern end of the building into residential accommodation and the west end demolished to provide adequate site access. The site access is in the same location in this application, and we consider that the less than substantial harm to the character of the conservation area is outweighed by the public benefits of providing access to a vacant site and unlocking its potential (paragraph 208 of the NPPF and LP35 of the Kirklees Local Plan).

We support the principle of converting the western end of the former inn; however, we have several concerns about the proposal in its current form and are unable to support this part of the application:

- No existing elevations have been submitted.
- The proposed plans and elevations do not correspond with the retained part of the building following partial demolition. These need to be amended to reflect the character and proportions of the building and retain existing historic building details including the roof line, chimneys, and windows. A single dwelling may be more suitable for this conversion.
- A substantial front porch would harm the character of the building by obscuring the historic façade and introducing a large, out of proportion structure on this prominent elevation. It also appears to be set in front of an historic party wall where the roof line is staggered, rather than in line with an historic doorway. We would recommend that the porch omitted.
- The existing roof is covered in natural stone slate which is typical of the vernacular roofing material in the locality. We can see no reason why this needs to be changed to blue slates as proposed and would recommend that the existing stone slates are re-laid in diminishing courses (not turned) on a breathable membrane, with any new slates matching the existing. Given the extent of demolition, we would expect there to be enough reclaimed slates on site to achieve this. The existing stone ridge tiles and copings should also be re-used.
- The proposed elevation shows no chimneys. These should be retained.
- Solar panels are specified but no details have been shown on the proposed drawings or submitted. An array on the historic south facing pitch of Plots 1 and 2 would not be acceptable in this prominent location.
- Gutter and downpipe profiles should be submitted for approval.
- A K-Render finish is proposed for the external walls. We would recommend that the existing

cement render is carefully removed to expose the stonework so that its condition can be assessed. If the stonework on the front elevation is in good condition, we would recommend that it is restored and pointed in lime mortar, and if the condition is poor or the elevation has been significantly altered, a breathable render could be acceptable. We would recommend that a condition is applied accordingly. The stonework on the east elevation remains exposed and should be retained.

- UPVC windows are shown on the proposed elevation drawings, but no window and door details have been submitted. We would recommend that one over one timber sash windows with horns (shown in archive images) are specified for the side and front elevations, with timber panelled doors, with 1:20 door and window elevation and 1:5 joinery details submitted for approval. We would also suggest that the existing door on the east elevation could be retained as the access to this dwelling or partially infilled to create a window opening.

As a mitigation for the partial demolition of this building, we would recommend that enhancements are made to the surviving building, with the exterior restored and historic detailing reinstated.

Proposed new build development – Plots 3 to 7
Along with the partial demolition and partial conversion of the inn into two dwellings, the construction of five new dwellings is proposed on land to the rear. We have no objection to the principle of development on this site subject to scale, design, materials, and detailing. The proposal will provide housing on a vacant site which currently makes a negative contribution to the character of the conservation area.

The proposed dwellings are two-storey and two and a half storeys with mullioned windows, pitched roofs with gutter corbels. We consider the design of these dwellings to reflect the local character, however we would recommend that natural stone is specified for the external walling (as specified in the application form) rather than artstone shown on the drawings, with external material samples and window and door details submitted for approval.

Landscaping
The proposal retains land to the front of the Rose and Crown as open space, which we support, with gardens and common areas on this land. We would recommend that low stone walling with deep copings is specified alongside the boundaries of Plots 1 and 2 and the common area to the south (dry stone walling shown in the outline application), as this reflects the typical boundary treatments along Knowl Lane. We would like to see further details of the landscaping scheme including the new location of the bus shelter.

Conclusion
No heritage statement has been submitted with the current application and we would recommend that one is submitted with sufficient detail to assess the impact of the proposed development on the character of the conservation area and setting of the listed school building. We would recommend that more consideration is given to the detailing and restoration of the historic building, and landscaping to the front of the site.

In conclusion, the Conservation and Design Team has no objection to the principle of new development on land to the north and east of the Rose and Crown, subject to natural stone being used for the external walls instead of artstone.

However, we **object** to the submitted proposal for the retained historic building (plots 1 and 2), as detailed in the section above. In its current form, the application does not comply with the relevant

planning policies above, and we have concerns on heritage and design 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, policies LP24 and LP35 of the Local Plan and paragraphs 205, 206, 208 and 212 of the NPPF (20 December 2023).

The proposed works to the former Rose and Crown Inn would lead to less than substantial harm to the significance of the conservation area and would harm the setting of the listed building opposite. The partial demolition of the building was justified in the approved outline application, but we feel that the conversion of the remaining structure has been poorly considered and no justification has been submitted for the extensive alterations to this building. We feel that our concerns could be easily rectified by a much more sensitive conversion and restoration.