FW: 2024/90839 - Rose And Crown Inn - further conservation response

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From: Sue Brooks <
Sent: Friday, August 9, 2024 12:07 PM
To: JohnP Holmes <JohnP.Holmes@kirklees.gov.uk>
Subject: 2024/90839 - Rose And Crown Inn - further conservation response

Following the previous Conservation and Design responses dated 10 April 2024 and 28 May 2024, amendments have been made. As before, we accept the partial demolition of the Rose and Crown and support the principle of converting the remaining building into dwellings, and we have the following comments on the revised application:

Rose and Crown – Plots 1 and 2

- Existing elevations have now been submitted (drawing 2402-12).

- Revised proposed elevations have been submitted on drawing 2402-04B and show the retained part of the building following partial demolition of the west end. These reflect the external character and proportions of the building and retain existing historic building details including the staggered roof line, chimneys, corbels and windows. We feel that the proposed new chimney on the west gable could be omitted as there is no corresponding chimney breast below and this is a new addition.

- We would query the practicality of fitting a doorway in line with the existing dividing wall which appears on the proposed floor plan to be fully removed internally. We must also ask why a proposed chimney breast is shown in line with a new internal party wall and not in line with the external chimney stack. We would suggest that the internal layout could be redesigned. Given the scale of the building we still feel that a single dwelling may be more suitable for this building.

- The previously proposed porch has been omitted from the front elevation, revealing the historic façade and enhancing its character, and we support this amendment.

- The existing roof is covered in natural stone slate which is typical of the vernacular roofing material in the locality. This is now retained, and we would recommend that if re-roofing is carried out 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.

- Solar panels are specified on the proposed elevation drawing but no details have been submitted. An array on the historic south facing pitch of Plots 1 and 2 would not be acceptable in this prominent location and we recommend that this annotation is omitted.

- Gutter and downpipe profiles should be submitted for approval - this can be applied by condition.

- Coursed natural stone 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. The west

elevation will be reconstructed following partial demolition, and we would recommend that a condition is applied requiring a sample panel of walling and pointing, along with a sample of ashlar stone for new openings, are submitted for approval.

- The drawing has been amended to show timber sash windows with horns. No details of the doors have been submitted and we would recommend timber panelled doors. 1:20 window and door elevations and 1:5 joinery details should be submitted for approval. Windows should be set into the reveals as far as the existing and not be set flush with the external walls.

Proposed new build development – Plots 3 to 7
As before, we have no objection to the principle of development on this site subject to scale, design, materials, and detailing. The elevation drawings (2402-05A, 2402-06A, 2402-07A and 2402-08A) have been amended to show natural stone external walling (as specified in the application form) rather than art stone.

- We would recommend that a condition is applied requiring external material samples (walling stone, ashlar stone, roof slate, gutter) to be submitted for approval, along with a sample panel of walling showing flush pointing.

- 1:20 window and door elevations and 1:5 sections should also be submitted for approval, with the windows set into the reveals by 125mm.

- No solar panels have been shown on the drawings and should be detailed by condition.

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. 1.2m high stone walls have been specified alongside the boundaries of Plots 1 and 2 and the common area to the south and this is acceptable as this reflects the typical boundary treatments along Knowl Road.

- We would recommend that details of the proposed walls are submitted by condition, including the type of copings.

Conclusion
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 the comments above and natural stone being used for the external walls instead of art stone.

Following amendments, we feel that the conversion of the partially demolished Rose and Crown, with the reinstatement of timber sash windows and external masonry revealed, has the potential to enhance the conservation area, subject to our comments above.

On balance, we consider the proposal to comply with 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), subject to our comments above.

Kind regards
Sue

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