

Consultation Response from KC, Conservation & Design**2024/91057 and 2024/91136 - 82A, New North Road, Edgerton, Huddersfield, HD1 5NE****Installation of velux window to roof and solar panels to flat roofed extension (Listed Building within a Conservation Area)****Listed Building Consent for the installation of velux window to roof, solar panels to flat roof extension and internal alterations (within a Conservation Area)****Date Responded: 27.06.2024****Responding Officer: S Pickles****Responding Ref:**

The application relates to the Grade II 82A New North Road. The building is located on New North Road, which is within the New North Road Conservation Area. The building itself is historically known as Tregenna and includes 82 and 82A New North Road.

It is an interesting building as it does stand out from the surrounding dwellings as it is constructed in more of the neo-classical style while the surrounding buildings are constructed in a more neo-gothic style. The building has seen some historic additions. When looking at the building from the front to the left-hand side set back from the main elevation is a two-storey side extension. Looking at the map regressions the extension was added at the beginning of the 20th century, between 1907 and 1922.

There is an update Heritage Statement which has been submitted. While it provides some additional detail, it does not discuss the potential impact of the proposed solar panels. Additional internal alterations are not fully considered in terms of the impact of them

To the main roof it is proposed to add 1 roof light. There is an existing roof light slightly further back along the roof plane. On balance, we consider that the additional roof light is acceptable. There is visibility of the roof when looking off New North Road from the north, however, an additional roof light will not further harm the Listed Building.

The other external alteration is the addition of solar panels. One set of panels is proposed for the 20th-century flat roof extension. The flat roof benefits from a raised solid parapet and the roof cannot be experienced from any view or site line. The panels will have a slight angle of projection however with the roof having a raised parapet the panels will not be visible. There will be a negligible impact on the Listed Building and no impact on the Conservation Area.

There appears to be a second set of panels proposed for the rear section of the main roof plane. The submitted plans seem to suggest there is a section of flat roof to the main roof. This is however inaccurate. The main roof pitch is a shared pitch with the neighbouring property, and this is then finished with a raised parapet. While there is a parapet, it is not of any great height and the roof can be experienced off New North Road and the panels would be visible. We are unable to support the proposed panels to the main roof plane as they would have a cumulatively harmful impact on the character of the Listed Building and to a degree a harmful impact and precedent on the Conservation Area.

We would however reiterate that we can support the panels to the flat roof extension only.

Internally there are a series of proposed changes. The works to the attic/ roof space have already been considered under previous consent 2020/94054. The works do not appear to alter greatly from what was previously considered and we therefore have nothing further to offer in this respect. The only comments we would offer are in respect of the proposed additional insulation to the underside of the roof. We consider it would be necessary for the insulation to be used to be entirely permeable. There should be no use of PIR board, rock wool or other impermeable insulations.

On the ground floor, there is a greater degree of change proposed. To the rear of the main hallway next to the base of the stairwell, there is an existing small WC. This appears to be a later addition. It is unclear when it was added. It does however cut into the original flow and layout of the floor plan. The intention is to remove the WC and reinstate the door in a central position. We would raise no concerns in this regard as the existing WC is of lower merit and its loss will not have a detrimental impact but does have some small positive enhancement with the reinstatement of the original flow.

It is intended to relocate the kitchen from the 20th century extension into the existing dining room. Such changes can have a high degree of impact on the character and significance of the Listed Building. However, on balance, we consider that the principle of the relocation is acceptable. There are additional alterations proposed in line with the relocation of the kitchen. Additionally, compliance conditions will be required (subject to approval) to ensure the retention of historic fixtures, fittings and features within the proposed kitchen.

With the removal of the WC, it is proposed to create a new opening which will link into the rear hall. This would see the loss of a section of the original dividing wall and the formation of a new doorway. While this will see the loss of fabric and impact the layout, on balance we consider this to be acceptable and will only have a minor degree of impact.

The existing historic doorway into the dining room from the hallway is proposed to be blocked off. This would be done by retaining the extant door and doorframe and boarding applied to the inner doorframe. This will retain the legibility of the historic layout and access. Furthermore, should the access be required to be reinstated at a future point, this could be done with minimal harm or impact to the historic fabric.

The more substantial alteration proposed is on the dividing wall between the existing dining room and living/ sitting room. It is intended to demolish a section of wall creating a link between the two rooms. The section of the wall to be lost is substantial and the plans show it being 3m in width and the height of the opening being 2.65m. This would then have a pair of sliding or bi-folding doors. This is a sizeable opening proposed. Currently, there does not appear a clear justification for the proposed new opening.

We consider that a new opening may be possible, however, the size needs to be reduced, as the impact is currently too great.

We could support an opening being created no more than the width of a pair of double doors around 190 cm in width and 240 cm in height. This would retain greater nibs to either side while allowing for the formation of a new opening. We consider a pair of traditional-style doors would be the most appropriate finish for the new opening. We need joinery drawings for the proposed new doors. We would equally need details of the proposed floor finish to the section of the removed wall.

The supporting statement also sets out a series of other works which are to be undertaken. These have been discussed and are repairs, which can be undertaken.

As set out, Conservation and Design are broadly supportive of the proposals, however as discussed, we consider there are amendments required to make the proposals acceptable. In current form we do not consider the proposals to meet local and national policy tests. With the stated amendments we consider that a supportable position can be reached.